

6. Provide the necessary geotechnical report that supports the hydraulic conductivity rate used for the exfiltration trench and recovery calculations.

TEG RESPONSE: Acknowledged. Please see attached Geotechnical Report. Please note, trench is no longer proposed.

7. Provide the reference material to support the formulas used for the recovery calculations.

TEG RESPONSE: Acknowledged. Dry detention is proposed and the modelling has been run to 3 days beyond the storm duration wherein recovery is accomplished by the bleeder.

8. The pre-development site node stage area is not consistent with the provided topographical survey; revise accordingly.

TEG RESPONSE: Acknowledged. Please see revised Stormwater Report. The node and stage data has been revised to reflect the existing topography.

9. The creek time stage node is not consistent between the pre-development and post-development ICPR modeling; revise accordingly.

TEG RESPONSE: Acknowledged. Please see revised Stormwater Report. Creek time / stage info has been coordinated and adjusted to reflect actual control elevation of creek.

N. Determination of compliance with addressing and electronic file submittal requirements – Growth Management and Information Technology Departments

Addressing

Findings of Compliance:

The application has been reviewed for compliance with Division 17, Addressing, of the Martin County Land Development Regulations. Staff finds that the proposed site plan / plat complies with applicable addressing regulations. All street names are in compliance. They meet all street naming regulations in Article 4, Division 17, Land Development Regulations, Martin County, Fla. (2018).

Electronic Files

Findings of Compliance:

The Information Services Department staff has reviewed the electronic file submittal and finds it in compliance with the applicable county requirements.

Both AutoCAD site plan and boundary survey were received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018).

Both AutoCAD site plan and boundary survey were in State Plane coordinates and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018).

The AutoCAD boundary survey was received and found to be in compliance with Section 10.2.B.5, Land Development Regulations, Martin County, Fla. (2018).

O. Determination of compliance with utilities requirements - Utilities Department

Water and Wastewater Service

Findings of Compliance:

This development application has been reviewed for compliance with applicable statutes and ordinances and the reviewer finds it in compliance with Martin County's requirements for water and wastewater level of service. [Martin County, Fla., LDR, Article 4, Division 6 and 7, (2016)]

Wellfield and Groundwater Protection

Findings of Compliance:

The application has been reviewed for compliance under the Wellfield Protection Program. The reviewer finds the application in compliance with the Wellfield Protection and Groundwater Protection Ordinances. [Martin County, Fla., LDR, Article 4, Division 5] (2016)

P. Determination of compliance with fire prevention and emergency management requirements – Fire Rescue Department

Fire Prevention

Findings of Compliance:

The Fire Prevention Bureau finds this submittal to be in compliance with the applicable provisions governing construction and life safety standards of the Florida Fire Prevention Code. This occupancy shall comply with all applicable provisions of governing codes whether implied or not in this review, in addition to all previous requirements of prior reviews.

Emergency Management

The applicant has indicated that the project is for a non-residential use pursuant to Section 10.1.F., LDR, Martin County, Fla. (2016). Therefore, this project is not anticipated to impact Martin County Emergency Management resources and Emergency Management was not required to review this application.

Q. Determination of compliance with Americans with Disability Act (ADA) requirements - General Services Department

Findings of Compliance:

The General Services Department staff has reviewed the application and finds it in compliance with the applicable Americans with Disability Act requirements. (2014 FBC, FIFTH EDITION\ACCESSIBILITY)

R. Determination of compliance with Martin County Health Department and Martin County School Board

Martin County Health Department

The applicant has indicated that the proposed final site plan contains no onsite potable wells or septic disposal systems. Therefore, the Department of Health was not required to review this application for consistency with the Martin County Code requirements within the Land Development Regulations or Comprehensive Growth Management Plan. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

Martin County School Board

The applicant has indicated that the proposed final site plan is for a non-residential use. Therefore, the Martin County School Board was not required to review this application for consistency with the Martin County Code requirements for school concurrency purposes. MARTIN COUNTY, FLA., LDR SECTION 10.1.F. (2016)

S. Determination of compliance with legal requirements - County Attorney's Office

Review Ongoing

T. Determination of compliance with the adequate public facilities requirements - responsible departments

The following is a summary of the review for compliance with the standards contained in Article 5.7.D of the Adequate Public Facilities LDR for a Certificate of Adequate Public Facilities Reservation.

Potable water facilities service provider – Martin County Utilities

Findings - Comply

Source - Environmental Services Department

Reference - see Section O of this staff report

Sanitary sewer facilities service provider – Martin County Utilities

Findings - Comply

Source - Environmental Services Department

Reference - see Section O of this staff report

Solid waste facilities

Findings – In Place

Source - Growth Management Department

Stormwater management facilities

Findings - Pending

Source - Engineering Department

Reference - see Section N of this staff report

Community park facilities

Findings – N/A

Source - Growth Management Department

Roads facilities

Findings - Comply

Source - Engineering Department

Reference - see Section M of this staff report

Mass transit facilities

Findings – In Place

Source - Engineering Department

Reference - see Section L of this staff report

Public safety facilities
Findings – N/A
Source - Growth Management Department
Reference - see Section P of this staff report

A timetable for completion consistent with the valid duration of the development is to be included in the Certificate of Public Facilities Reservation. The development encompassed by Reservation Certificate must be completed within the timetable specified for the type of development.

U. Post-approval requirements

Approval of the development order is conditioned upon the applicant's submittal of all required documents, executed where appropriate, to the Growth Management Department (GMD), including unpaid fees, within sixty (60) days of the final action granting approval.

Item #1:

Post Approval Requirements List: After approval the applicant will receive a letter and a Post Approval Requirements List that identifies the documents and fees required. The applicant will return the Post Approval Requirements List along with the required documents in a packet with the documents arranged in the order shown on the list.

MEP RESPONSE: Acknowledged.

Item #2:

Post Approval Fees: The applicant is required to pay all remaining fees when submitting the post approval packet. If an extension is granted, the fees must be paid within 60 days from the date of the development order. Checks should be made payable to Martin County Board of County Commissioners.

MEP RESPONSE: Acknowledged.

Item #3:

Post Approval Impact Fees: Impact fees must be paid after the development order has been approved. Submit a check made payable to Martin County Board of County Commissioners within 60 days of project approval.

MEP RESPONSE: Acknowledged.

Item #4:

Recording Costs: The applicant is responsible for all recording costs. The Growth Management Department will calculate the recording costs and contact the applicant with the payment amount required. Checks should be made payable to the Martin County Clerk of Court.

MEP RESPONSE: Acknowledged.

Item #5:

One (1) copy of the recorded warranty deed if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating that no title transfer has occurred.

MEP RESPONSE: Acknowledged.

Item #6:

Original and one (1) copy of the current Unity of Title in standard County format if a property title transfer has occurred since the site plan approval. If there has not been a property title transfer since the approval, provide a letter stating so that no transfer has occurred.

MEP RESPONSE: Acknowledged.

Item #7:

Ten (10) 24" x 36" copies of the approved construction plans signed and sealed by the Engineer of Record licensed in the State of Florida. Fold to 8 by 12 inches.

MEP RESPONSE: Acknowledged.

Item #8:

Ten (10) copies 24" x 36" of the approved site plan and one (1) reduced copy 8 1/2" x 11".

MEP RESPONSE: Acknowledged.

Item #9:

Original approved site plan on Mylar or other plastic, stable material.

MEP RESPONSE: Acknowledged.

Item #10:

Ten (10) 24" x 36" copies of the approved landscape plan signed and sealed by a landscape architect licensed in the State of Florida.

MEP RESPONSE: Acknowledged.

Item #11:

One (1) digital copy of site plan in AutoCAD 2010 - 2014 drawing format (.dwg). The digital version of the site plan must match the hardcopy version as submitted.

MEP RESPONSE: Acknowledged.

Item #12:

Original of the construction schedule.

MEP RESPONSE: Acknowledged.

Item #13:

Original of the Engineer's Design Certification, on the County format which is available on the Martin County website, signed and sealed by the Engineer of Record licensed in the State of Florida.

MEP RESPONSE: Acknowledged.

Item #14:

Original and one (1) copy or two (2) copies of the executed and signed Water and Wastewater Service Agreement with Martin County Regional Utilities and one (1) copy of the payment receipt for Capital Facility Charge (CFC) and engineering and recording fees.

MEP RESPONSE: Acknowledged.

V. Local, State, and Federal Permits

Approval of the development order is conditioned upon the applicant's submittal of all required applicable Local, State, and Federal Permits, to the Growth Management Department (GMD), prior to the commencement of any construction. An additional review fee will be required for Martin County to verify that the permits are consistent with the approved development order.

Item #1:

RIGHT-OF-WAY PERMITS

The following permits must be obtained prior to scheduling a Pre-Construction meeting:

1. FDOT General Use Permits
2. FDOT Driveway / Connection Permit

MEP RESPONSE: Acknowledged.

Item #2:

STORMWATER MGMT PERMITS

The following permits must be submitted prior to scheduling a Pre-Construction meeting:

1. South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP)
2. Florida Department of Transportation (FDOT) Drainage Connection Permit
3. Florida Department of Environmental Protection (FDEP) NPDES Generic Permit for Stormwater Discharge for Large and Small Construction Activities

MEP RESPONSE: Acknowledged.

Item #3:

WATER AND WASTEWATER

The applicant must provide a copy of all required Department of Environmental Protection permits prior to scheduling the Pre-Construction meeting.

MEP RESPONSE: Acknowledged.

Item #4:

SFWMD REQUIRED IRRIG PERMITS

The applicant must provide a copy of all required South Florida Water Management District permits prior to scheduling the Pre-Construction meeting.

MEP RESPONSE: Acknowledged.

W. Fees

Public advertising fees for the development order will be determined and billed subsequent to the public hearing. Fees for this application are calculated as follows:

<i>Fee type:</i>	<i>Fee amount:</i>	<i>Fee payment:</i>	<i>Balance:</i>
Application review fees:	\$9,127.00	\$9,127.00	\$0.00
Advertising fees*:	TBD		
Recording fees**:	TBD		
Mandatory impact fees:	TBD		
Non-mandatory impact fees:	TBD		

* Advertising fees will be determined once the ads have been placed and billed to the County.

** Recording fees will be identified on the post approval checklist.

X. General application information

Applicant: Jensen Beach Holdings, LLC
Frank Poma
2049 SW Poma Dr
Palm City, FL 34990
772-263-1268

Agent: McCarthy Summers Bobko Wood & Sawyer PA
Terence P. McCarthy
2400 SE Federal Highway, Fourth Floor
Stuart, FL 34994
772-286-1700

Engineer: Mackenzie Engineering And Planning, Inc.
Shaun G. Mackenzie, PE
1172 SW 30th Street
Palm City, FL 34990
772-286-8030

Y. Acronyms

ADA..... Americans with Disability Act
AHJ..... Authority Having Jurisdiction
ARDP..... Active Residential Development Preference
BCC..... Board of County Commissioners
CGMP..... Comprehensive Growth Management Plan
CIE..... Capital Improvements Element
CIP..... Capital Improvements Plan
FACBC..... Florida Accessibility Code for Building Construction
FDEP..... Florida Department of Environmental Protection
FDOT..... Florida Department of Transportation
LDR..... Land Development Regulations
LPA..... Local Planning Agency
MCC..... Martin County Code
MCHD..... Martin County Health Department
NFPA..... National Fire Protection Association
SFWMD..... South Florida Water Management District
W/WWSA.... Water/Waste Water Service Agreement

Z. Attachments

Exhibit 1 – Example Parking Rate Adjustment Analysis for Residential Storage Use

Parking Rate Adjustment Request

BH Storage Stuart

Introduction:

Baldwin Properties has submitted a final site plan application to construct self-storage project on 3.36-acre commercial parcel on SE Federal Highway. The project is known as the BH Storage Stuart project and will consist of 650-unit self-storage facility which will comprise a total of 90,937 sf of residential storage. The Martin County parking requirements are based on the total square feet of the proposed building, which results in a minimum parking requirement that far exceeds the parking needed for the proposed self-storage facility. The Martin County Land Development Regulations require 1 space per 1,500 sf of building area, which results in a parking requirement of 61 spaces. For sites that have a parking requirement that exceeds 51 stalls, the parking rate can be reduced by 20%. This will result in a parking requirement of 49 stalls. The storage facility is providing 17 parking stalls which is a parking reduction of 66%.

Traffic Statement:

The Traffic Statement prepared by LaConte Engineering which is based on trip generation from the ESRP Corp states that there will be a total of 86 daily trips to the property and that there will be 7 AM peak trips and 7 PM peak trips. Based on the daily and peak trip generation calculations, 17 parking stalls is sufficient to support the proposed project.

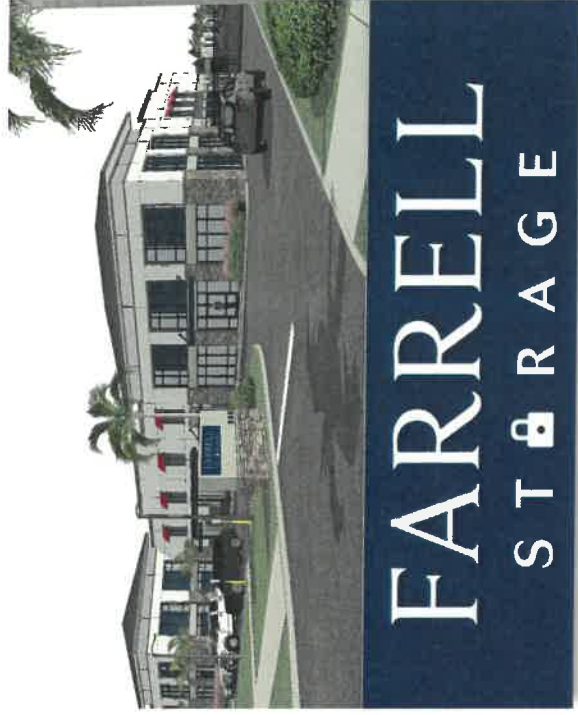
Other Local Projects:

Styria Self Storage, located on SE Gran Parkway, was first approved in August 2004 for approximately 96,536 SF of residential storage. The storage facility provides 10 parking stalls for visiting customers and there are 38 parking stalls in front of the drive-up storage bays. Within the center of the site the owner has provided parking stalls that are leased out for trailer and boat parking. Based on the analysis of the 10 dedicated parking stalls, the project provides 1 space per 9,653 sf which is greater than the parking rate of 1 space per 5,349 spaces.

Conclusion:

Based on previous projects, Baldwin Properties believes that 17 parking stalls is sufficient to provide adequate parking for the proposed storage facility.





CONCEPTUAL DESIGN

DECEMBER 12, 2018

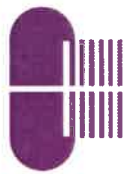


PATRICK M. PILOT ARCHITECT, INC.

941.955.7375
1267 Second Street
Sarasota, FL 34236
pm@pilotarchi.com
FL license no. AR0011554



AERIAL | VIEW FROM NORTH



PATRICK M. PILLOT ARCHITECT, INC.
941.955.7375
1267 Second Street
Sarasota, FL 34236
pat@pillotarch.com
FL license no. AR0011554

FARRELL
STORAGE

DECEMBER 12, 2018

Copyright 2018 by Patrick M. Pillot Architect, Inc. This document describes an original design of a building created in any tangible medium of expression, including electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Patrick M. Pillot Architect, Inc. This design is the property of Patrick M. Pillot Architect, Inc. and is subject to copyright protection under the Copyright Act (Title 17 of the United States Code) as amended on October 1, 1990. No part of this design may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Patrick M. Pillot Architect, Inc. This design is to be used only for the specific project and location identified or referred to herein and is not to be used for any other project, whole or in part, except by express written agreement with and compensation to Patrick M. Pillot Architect, Inc.

2 OF 15



AERIAL | VIEW FROM SOUTHWEST



PATRICK M. PILOT ARCHITECT, INC.
941.955.7375
1267 Second Street
Sarasota, FL 34236
pat@pilotarch.com
FL license no. AR0011554

FARRELL
STORAGE

DECEMBER 12, 2018

3 OF 15
Copyright 2018 by Patrick M. Pilot Architect, Inc. This document describes an original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings, and is subject to copyright protection as an "architectural work" under section 102 of the Copyright Act (title 17 of the United States Code), as amended on December 1, 1990. Protection extends to the overall form as well as the arrangement and composition of spaces and elements in the design. The original design is to be used only for the specific project and location identified or referred to herein and is not to be used for any other project, whole or in part, except by express written agreement with and compensation to Patrick M. Pilot Architect, Inc.



BUILDING C | NORTH ELEVATION



PATRICK M. PILLOT ARCHITECT, INC.
941.955.7375
1267 Second Street
Sarasota, FL 34236
pat@pilotarch.com
FL license no. AR0011654

FARRELL
STORAGE

DECEMBER 12, 2018

4 OF 15
Copyright 2018 by Patrick M. Pillot Architect, Inc. This document describes an original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models or drawings, and is subject to copyright protection as an "architectural work" under section 102 of the Copyright Act (title 17 of the United States Code), as amended on December 1, 1990. Protection extends to the overall form, as well as the arrangement and composition of spaces and elements in the design. The original design is to be used only for the specific project and location identified or referred to herein and is not to be used for any other project, in whole or in part, except by express written agreement with and compensation to Patrick M. Pillot Architect, Inc.

Design features from LDC Section 4.872.C covering 50% of ground floor façade length (four required):

1. Awnings
2. Windows
3. Decorative light fixtures
4. Peaked roof forms
5. Architectural details other than those listed: trellis structures



BUILDING C | NORTHWEST CORNER



PATRICK M. PILLOT ARCHITECT, INC.
941.955.7375
1267 Second Street
Sarasota, FL 34236
pat@pillotarch.com
FL license no. AR0011554

FARRELL
STORAGE

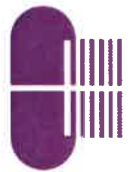
DECEMBER 12, 2018

Copyright © 2018 by Patrick M. Pillot Architect, Inc. This document describes an original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings, and is subject to copyright protection as an "architectural work" under section 102 of the Copyright Act (title 17 of the United States Code), as amended on December 1, 1990. Protection extends to the overall form as well as the arrangement and composition of spaces and elements in the design. The original design is to be used only for the specific project and location identified or referred to herein and is not to be used for any other project, whole or in part, except by express written agreement with and compensation to Patrick M. Pillot Architect, Inc.

5 OF 15



BUILDING C | NORTHEAST CORNER



PATRICK M. PILLOT ARCHITECT, INC.
 941.955.7375
 1267 Second Street
 Sarasota, FL 34236
 pat@pillotarch.com
 FL license no. AR0011554



DECEMBER 12, 2018

Copyright 2018 by Patrick M. Pillot Architect, Inc. This document describes an original design of a building intended to be a building, including a certain view of the building or any part thereof, or a certain method of construction, or a certain material, or a certain process, or a certain system, or a certain combination of these things, or a certain arrangement, or a certain composition of parts and elements in the design. The original design is to be used only for the specific project and location identified or referred to herein and is not to be used for any other project, whole or in part, except by express written agreement with and compensation to Patrick M. Pillot Architect, Inc.



BUILDING C | PEDESTRIAN PATIO DETAIL

224 SF PATIO WITH TRELLIS COVERING

GREEN SCREEN TRELLIS
OFFSET FROM WALL



PATRICK M. PILLOY ARCHITECT, INC.
 941.955.7375
 1267 Second Street
 Sarasota, FL 34236
 pat@pillotarch.com
 FL license no. AR0011554

FARRELL
 STURGE

DECEMBER 12, 2018

Copyright 2018 by Patrick M. Pilloy Architect, Inc. This document describes an original design of a building created in any tangible medium of expression, including a constructed building or architecture plans, models, or drawings, and is subject to copyright protection as an "architectural work" under section 102 of the Copyright Act (title 17 of the United States Code), as amended on December 1, 1990. Protection extends to the overall form as well as the arrangement and composition of spaces and elements in the design. The original design is to be used only for this specific project and location identified or referred to herein and is not to be used for any other project, whole or in part, except by express written agreement with and compensation to Patrick M. Pilloy Architect, Inc.

7 OF 15

STUCCO FINISH

CORNICE TO MATCH
PRIMARY ELEVATION



BORAL CHANNEL 1x8
SW 7102 WHITE FLOUR

APPLIED WINDOW

BORAL SPEC BRIK
CHESAPEAKE BLEND OR SIMILAR

BUILDING A | EAST WALL DETAIL (BUILDING A WEST WALL, BUILDING B EAST WALL, AND BUILDING B WEST WALLS SIMILAR)



PATRICK M. PILLIOT ARCHITECT, INC.

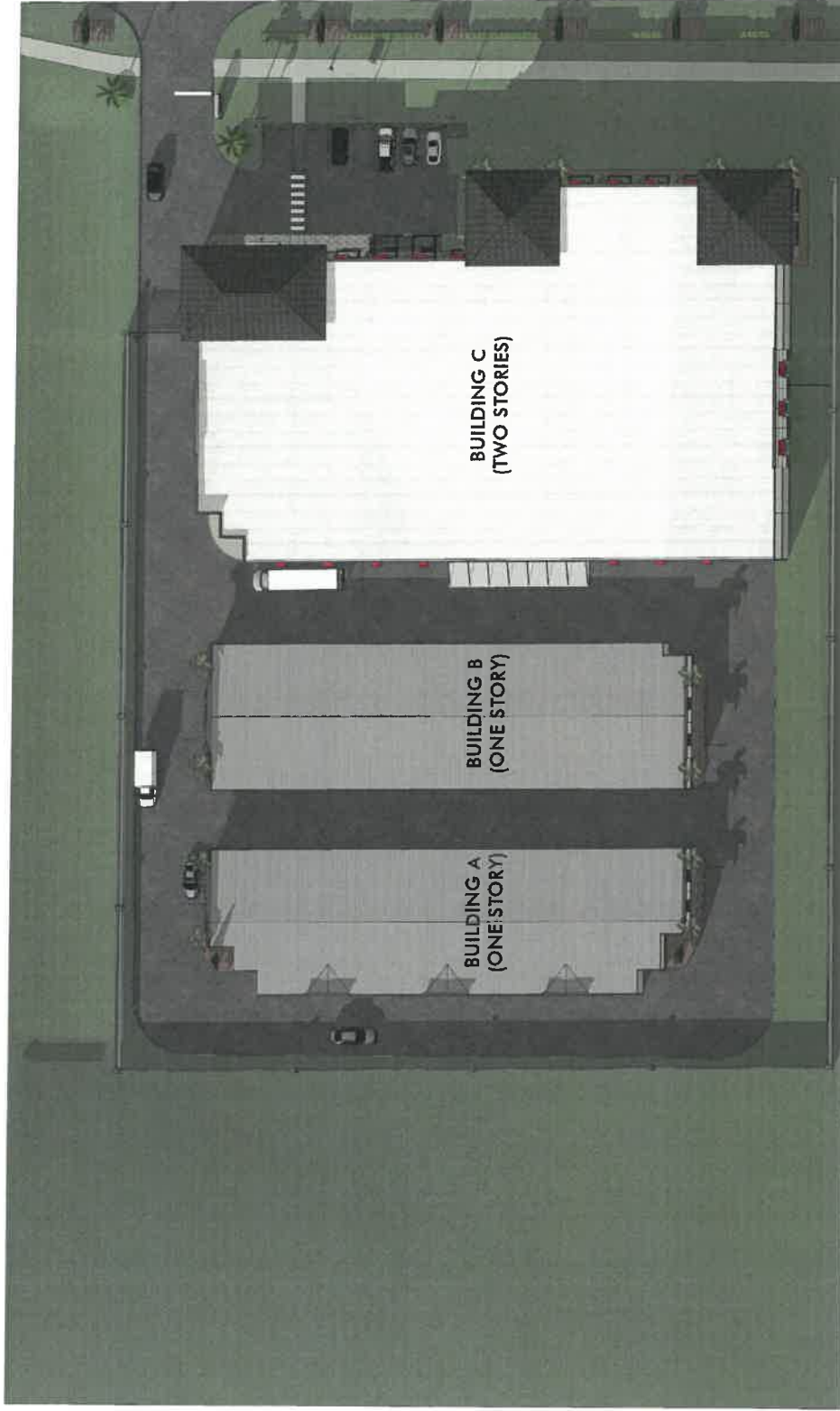
941.955.7375
1267 Second Street
Sarasota, FL 34236
pat@pillotarch.com
FL license no. AR0011554

FARRELL
STORAGE

DECEMBER 12, 2018

Copyright 2018 by Patrick M. Pilliot Architect, Inc. This document describes an original design of a building created in any tangible medium of expression, including digital, and is the intellectual property of Patrick M. Pilliot Architect, Inc. and is subject to copyright protection under the Copyright Act of the United States of America, Title 17, Section 102 of the Copyright Act of 1976, as amended on December 1, 1990. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Patrick M. Pilliot Architect, Inc. The original design is to be used only for the specific project and location identified or referred to herein and is not to be used for any other project, in whole or in part, except by express written agreement with and compensation to Patrick M. Pilliot Architect, Inc.

8 OF 15



SITE PLAN

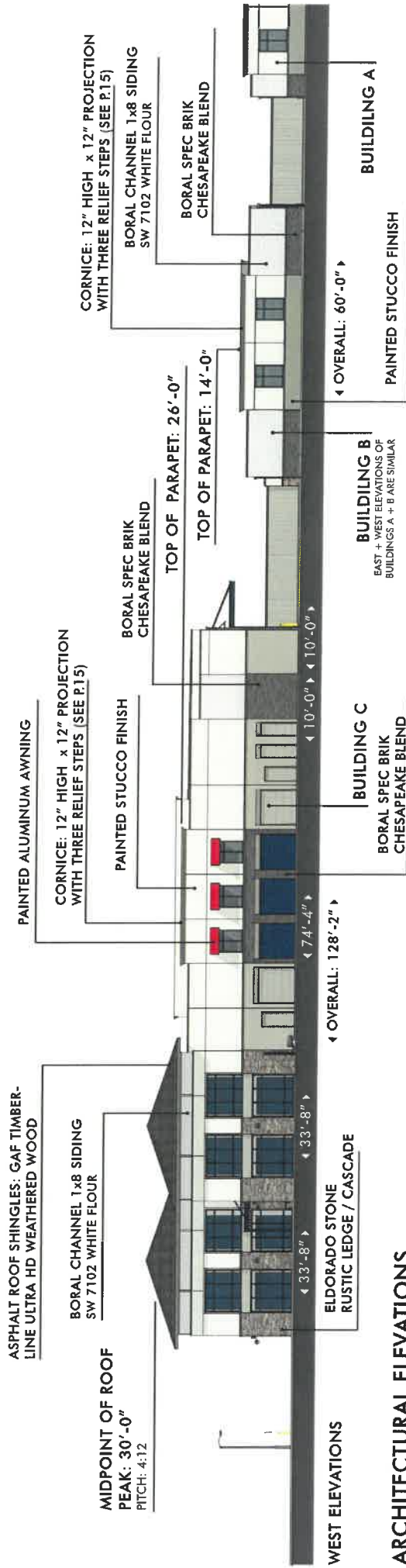
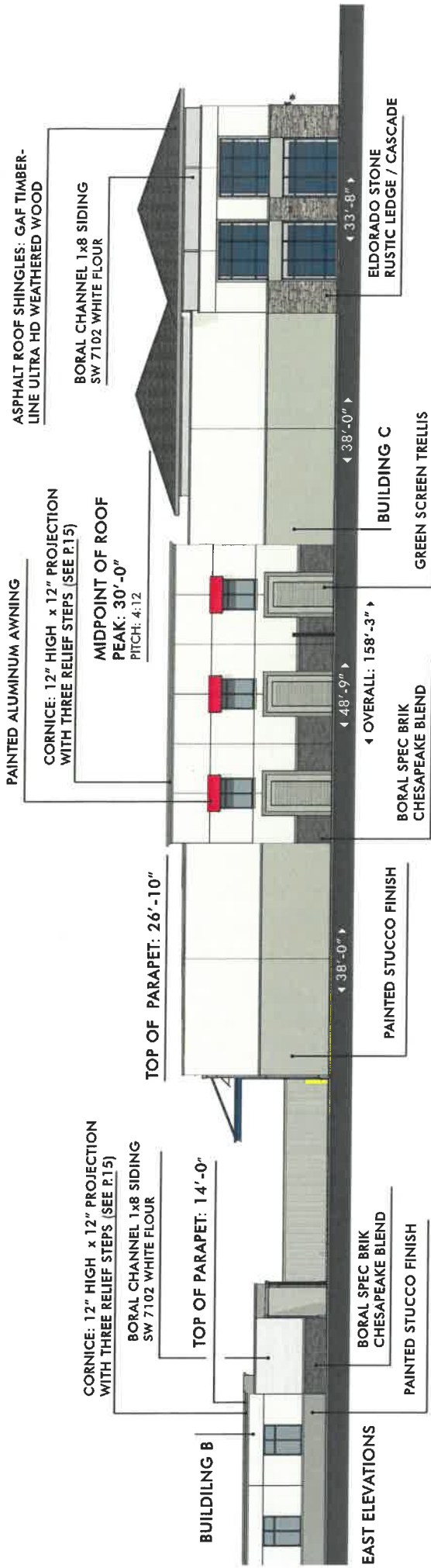


PATRICK M. PILOT ARCHITECT, INC.
 941.955.7375
 1267 Second Street
 Sarasota, FL 34236
 pat@pilotarch.com
 FL license no. AR0011554

FARRELL
 STORAGE

DECEMBER 12, 2018

Copyright 2018 by Patrick M. Pilot Architect, Inc. This document describes an original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings, and is subject to copyright protection as an "architectural work" under section 102 of the Copyright Act (title 17 of the United States Code), as amended on December 1, 1990. Protection extends to the overall form as well as the arrangement and composition of spaces and elements in the design. The original design is to be used only for the specific project and location identified or referred to herein and is not to be used for any other project, in whole or in part, except by express written agreement with and compensation to Patrick M. Pilot Architect, Inc.



ARCHITECTURAL ELEVATIONS



PATRICK M. PILLOT ARCHITECT, INC.
 941.955.7375
 1267 Second Street
 Sarasota, FL 34236
 pat@pilotarch.com
 FL license no. AR0011554



DECEMBER 12, 2018

Copyright 2018 by Patrick M. Pillot Architect, Inc. This document describes an original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings, and is subject to copyright protection as an "architectural work" under section 102 of the Copyright Act (title 17 of the United States Code), as amended on December 1, 1990. Protection extends to the overall form as well as the arrangement and composition of spaces and elements in the design. The original design is to be used only for the specific project and location identified or referred to herein and is not to be used for any other project, whole or in part, except by express written agreement with and compensation to Patrick M. Pillot Architect, Inc.

CORNICE: 12" HIGH x 12" PROJECTION
WITH THREE RELIEF STEPS (SEE P.15)

BORAL CHANNEL 1x8 SIDING
SW 7102 WHITE FLOUR

BORAL SPEC BRIK
CHESAPEAKE BLEND

TOP OF PARAPET: 13'-4"

APPLIED DECORATIVE WINDOW

BUILDING A SOUTH ELEVATION

10'-0" 19'-0" 22'-0" 28'-0" 22'-0" 28'-0" 22'-0" 19'-0" 10'-0" 22'-0" 28'-0" 22'-0" 19'-0" 10'-0"

PAINTED STUCCO FINISH

OVERALL: 200'-0"

PAINTED STUCCO FINISH

ROLL-UP DOORS:
MATCH KAWNEER PERMACOAT "DEEP BLUE"

OPAQUE FENCE
BEYOND

STUCCO FINISH AT PIERS AND
HEADERS BETWEEN DOORS, TYP.

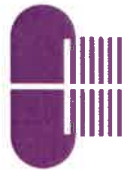
TOP OF ROOF: 10'-0"

TOP OF PARAPET: 14'-0"

BUILDING B NORTH ELEVATION
BUILDING B SOUTH ELEVATION SIMILAR
BUILDING A NORTH ELEVATION SIMILAR

OVERALL 200'-0"

ARCHITECTURAL ELEVATIONS



PATRICK M. PILLOT ARCHITECT, INC.
941.955.7375
1267 Second Street
Sarasota, FL 34236
pat@pillotarch.com
FL license no. AR0011554



DECEMBER 12, 2018

Copyright 2018 by Patrick M. Pillot Architect, Inc. This document describes an original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, drawings, or models, and is subject to copyright protection in accordance with the Copyright Act of 1976, Title 17, Section 102, of the United States Code. The design of this building was created by Patrick M. Pillot Architect, Inc. in 1990. The design is to be used only for this specific project and location identified or referred to herein and is not to be used for any other project, whole or in part, except by express written agreement with and compensation to Patrick M. Pillot Architect, Inc.

12 OF 15



WALL COLOR 1:
SW 7012 CREAMY



WALL COLOR 2:
SW 7739 HERBAL WASH



TRIM COLOR 3:
SW 7737 MEADOW TRAIL



METAL FABRICATIONS:
SW 7505 MANOR HOUSE



FIXED ALUM. AWNING:
SW 6864 CHERRY TOMATO



**STOREFRONT FRAMES +
ROLL-UP DOORS:**
KAWNEER PERMACOAT "DEEP BLUE", MATCH
FOR ROLL-UP DOORS + AWNINGS



STONE CLADDING:
ELDORADO STONE
RUSTIC LEDGE / CASCADE



SIDING:
BORAL CHANNEL 1x8
SW 7102 WHITE FLOUR



ASPHALT ROOF SHINGLES:
GAF TIMBERLINE ULTRA HD
WEATHERED WOOD
SHINGLE
320 POUND 30-YEAR ARCHITECTURAL
MIAMI-DADE NOA 18-0123.07



BRICK CLADDING:
BORAL SPEC BRIK
CHESAPEAKE BLEND



TRELLIS:
GREEN SCREEN WALL MOUNT-
ED TRELLIS PANEL OR SIMILAR



COLOR & MATERIALS KEY



PATRICK M. PILOTT ARCHITECT, INC.
941.955.7375
1267 Second Street
Sarasota, FL 34236
pat@pilottarch.com
FL license no. AR0011554

**FARRELL
STORAGE**

DECEMBER 12, 2018

Copyright 2018 by Patrick M. Pilott Architect, Inc. This document describes an original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings, and is subject to copyright protection as an "architectural work" under section 102 of the Copyright Act (title 17 of the United States Code), as amended on December 1, 1990. Protection extends to the overall form as well as the arrangement and composition of spaces and elements in the design. The original design is to be used only for the specific project and location identified or referred to herein and is not to be used for any other project, whole or in part, except by express written agreement with and compensation to Patrick M. Pilott Architect, Inc.



WALL COLOR 1:
SW 7012 CREAMY



WALL COLOR 2:
SW 7739 HERBAL WASH



TRIM COLOR 3:
SW 7737 MEADOW TRAIL



METAL FABRICATIONS:
SW 7505 MANOR HOUSE



FIXED ALUM. AWNING:
SW 6864 CHERRY TOMATO



**STOREFRONT FRAMES +
ROLL-UP DOORS:**
KAWNEER PERMACOAT "DEEP BLUE"; MATCH
FOR ROLL-UP DOORS + AWNINGS



STONE CLADDING:
ELDORADO STONE
RUSTIC LEDGE / CASCADE



SIDING:
BORAL CHANNEL 1x8
SW 7102 WHITE FLOUR



ASPHALT ROOF SHINGLES:
GAF TIMBERLINE ULTRA HD
WEATHERED WOOD
SHINGLE
320 POUND 30 YEAR ARCHITECTURAL
MIAMI-DADE NOA 18-0123.07



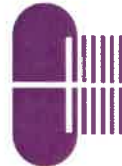
BRICK CLADDING:
BORAL SPEC BRICK
CHESAPEAKE BLEND



TRELLIS:
GREEN SCREEN WALL MOUNT-
ED TRELLIS PANEL OR SIMILAR



COLOR & MATERIALS KEY



PATRICK M. PILLOT ARCHITECT, INC.

941.955.7375
1267 Second Street
Sarasota, FL 34236
pat@pilotarch.com
FL license no. AR0011554

DECEMBER 12, 2018

Copyright 2018 by Patrick M. Pilot Architect, Inc. This document describes an original design of a building created in any tangible medium of expression, including a computerized Building or architectural plan, drawing, or showing, and is subject to copyright protection under the Copyright Act of 1976, Title 17, Section 102, of the United States Code. The design is the property of Patrick M. Pilot Architect, Inc. and its design is to be used only for the specific project and location identified or referred to herein and is not to be used for any other project, in whole or in part, except by express written agreement with and compensation to Patrick M. Pilot Architect, Inc.

14 OF 15

COLOR & MATERIALS PALETTE

PRECAST PIER CAP

STUCCO FINISH

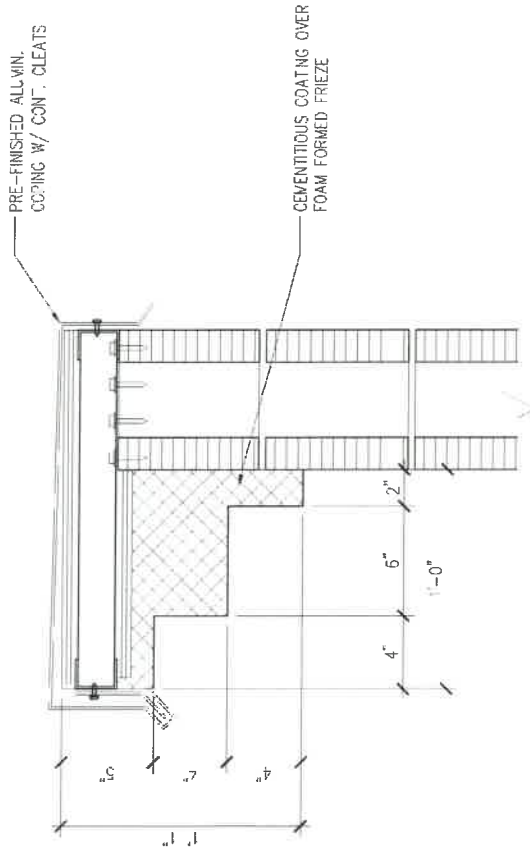
CULTURED STONE
CLADDING

PVC VINYL FENCE

ALUMINUM PICKET
FENCE



PERIMETER OPAQUE FENCE DETAIL



CORNICE DETAIL

DETAILS



PATRICK M. PILLOT ARCHITECT, INC.
 941.955.7375
 1267 Second Street
 Sarasota, FL 34236
 pat@pillotarch.com
 FL license no. AR0011554



DECEMBER 12, 2018

Copyright 2018 by Patrick M. Pillot Architect, Inc. This document describes an original design of a building created in any tangible medium of expression, including a constructed building or architectural plans, models, or drawings, and is subject to copyright protection as an "architectural work" under section 102 of the Copyright Act (title 17 of the United States Code), as amended on December 1, 1990. Protection extends to the overall form as well as the arrangement and composition of spaces and elements in the design. The original design is to be used only for the specific project and location identified or referred to herein and is not to be used for any other project, whole or in part, except by express written agreement with and compensation to Patrick M. Pillot Architect, Inc.

15 OF 15



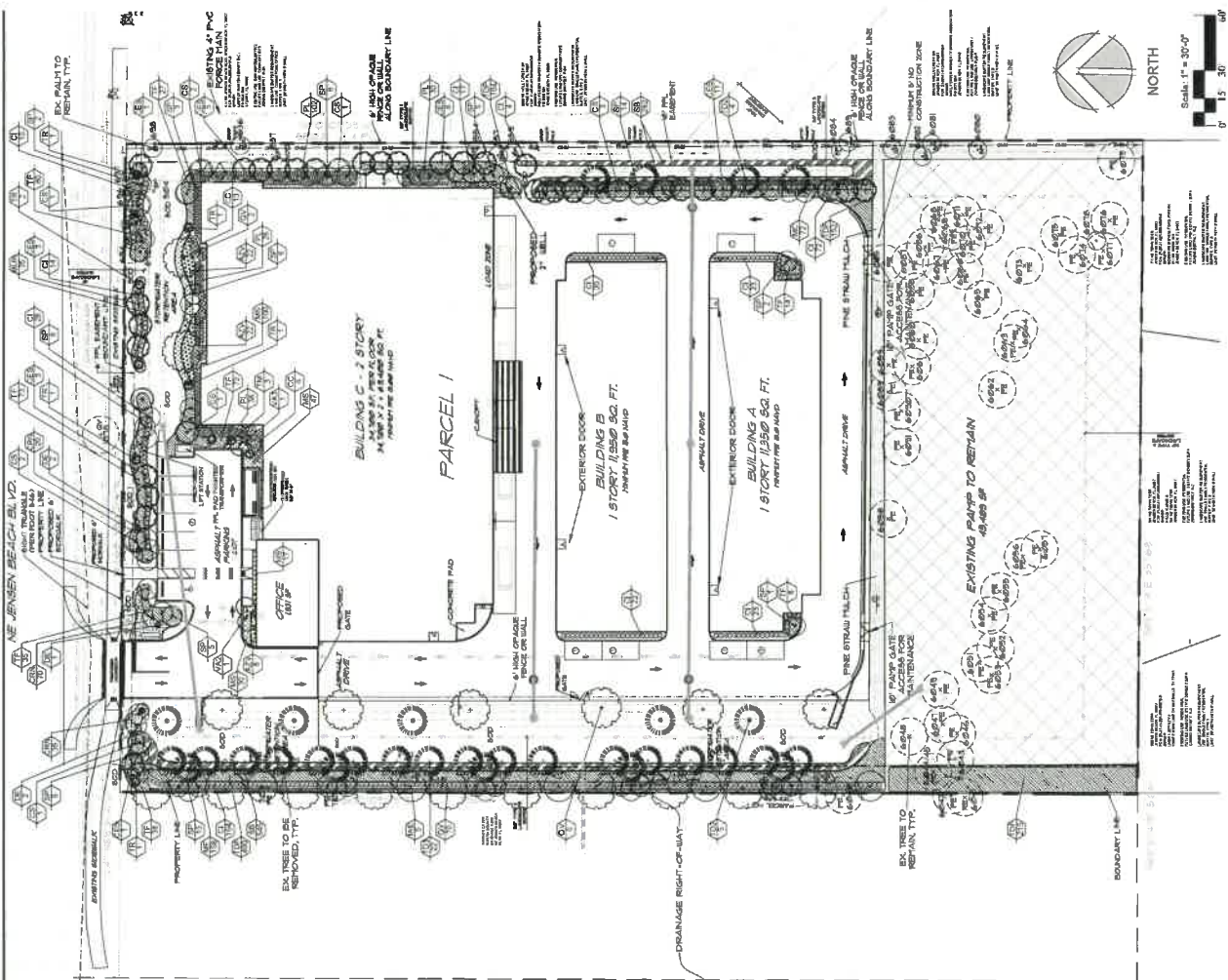
McCarty & Associates
 LAND PLANNING
 AND DESIGN
 STUART • FT. PIERCE
 772-341-9322
 www.mccartylandplanning.com

Advantage Storage
 Martin County, Florida
 Landscape Plan



Drawn By _____
 Checked By _____
 Scale 1" = 30'
 Drawing Date 08/30/2018
 12/13/2018

L-1



Landscape Notes

- Plant and landscape materials shall conform to the standards for Florida No. 1, as shown in the Greenes and Standards for Horticulture for the Florida Dept. of Agriculture and Consumer Services.
- A 2" thick layer of organic topsoil shall be applied to all areas where plants are to be installed.
- All prohibited exotic vegetation to be removed from environmental areas.
- An automatic irrigation system shall be installed that is capable of providing water to the plants at the discretion of the landscape architect.
- Existing trees that are to remain shall be inspected prior to building.
- Existing trees that are to remain shall be inspected prior to building.
- The plan has been designed to meet with the tree planting requirements of the Florida Department of Transportation (FDOT) and the Florida Department of Transportation (FDOT) and the Florida Department of Transportation (FDOT).
- For existing or proposed utilities, no tree shall be planted where it would interfere with the utility. Large trees shall be planted at a minimum distance of 50 feet from the nearest utility. Small trees shall be planted at a minimum distance of 20 feet from the nearest utility.
- No trees, shrubs, hedges or vines shall be planted within the 50 foot of any existing or proposed utility pole, any way exposed mounted transformer. Palms shall be planted at a minimum distance of 10 feet from the average front lot line.
- No use shall be made of, and no development activity shall be permitted, in any area where the following conditions exist:
 - Planting material approved as part of the landscape plan.
 - Completely underground utility and essential, specifically approved, utility lines.
 - Planting material which will interfere with the normal growth of required plant material.
 - Planting material which will interfere with the normal growth of required plant material.
- Encroachment into required buffers and landscaped areas by vehicles, boats, mobile homes, or other structures are prohibited. Signs of prohibited encroachment shall be removed immediately.
- Required landscaping shall be installed within the required time frame. If the landscaping is not installed within the required time frame, the landscaping shall be replaced with equivalent landscaping. The landscaping shall be replaced with equivalent landscaping which is required to be planted and shall be replaced with equivalent landscaping. The landscaping shall be replaced with equivalent landscaping.
- All site preparation shall be completed prior to the start of construction. The site shall be prepared in accordance with the Florida Department of Transportation (FDOT) standards established in the Martin County Landscape Code.
- The site preparation shall include the following:
 - Removal of all existing vegetation, weeds and brush.
 - Grading and leveling of the site.
 - Installation of drainage systems.
 - Installation of irrigation systems.
 - Installation of other structures as required and in accordance with the Florida Department of Transportation (FDOT) standards.
- When necessary, any screening or buffering required as shown on this plan, regular landscape maintenance shall be provided for the repair or replacement of any screening or buffering. The screening or buffering shall be maintained as shown on this plan.
- Stormwater management areas shall be maintained with defined native vegetation, in perpetuity.

Landscape Data

	S.F.	Acres	% of Site
Total Site Area	183,406	4.14	100.00%
Unplanned Preserve Provided	46,689	1.04	23.57%
Total Development Area	147,917	3.4	78.5%
Landscaping Area Requirement: 20% of Dev. Area (147,917 x 20%)	29,583	.68	20%
Development Area Trees Required (1 Tree/2,500 s.f.)	59 trees		
Existing Plants to Remain (16 Palms + 5 Trees)	95 plants		
Plants Provided (60 Palms + 23 Trees)	23 trees		
Total Trees Provided	123 trees		

	S.F.	Acres	% of Net Site
Landscaping Area Provided	30,685	0.7	20.7%
Perimeter Buffer Areas	17,374	0.4	11.9%
Interior Areas	17,374	0.4	11.9%
Sub-Total	46,029	1.1	32.5%

	S.F.	Acres	% of Net Site
Impervious Area	40,885	0.93	27.5%
Building Area	54,000	1.23	32.2%
Streets & Concrete, Pkgs, Etc.	1,333	0.03	0.7%
Sub-Total	96,218	2.29	67.5%

Vehicular Use Area Buffer: 10' depth w/ 1 tree/30 LF + Hedge
 V.U.A. Landscaping (500 s.f. / 5,000 s.f. paved area)
 Area Provided 4,089 s.f.
 V.U.A. Trees Required (1 Tree/500 s.f. of Required V.U.A. Landscaping Area)
 8 Trees
 V.U.A. Trees Provided 10 Sabals, 12 (7) Oaks, 6 (7) Trees

Perimeter Landscape Buffer Requirements
 North (10' Adjacent to R.O.W.) 318 LF
 Trees Provided (1 tree/50 LF)
 6 Trees
 Shrub Provided (Shrub/3)
 12 Sabals, 9 Trees
 East (Adjacent to Residential)
 Shrub Provided (Shrub/3)
 170 shrubs
 Trees Provided (1 tree/50 LF)
 3 Trees
 Type 1 Buffer Yard (20' Wide), 202 LF
 Trees Provided (1 tree/50 SF of Buffer)
 4 Trees
 Type 2 Buffer Yard (30' Wide), 197 LF
 Trees Provided (1 tree/50 SF of Buffer)
 4 Trees
 Type 3 Buffer Yard (30' Wide), 353 LF
 Trees Provided (1 tree/50 SF of Buffer)
 7 Trees
 West (Adjacent to Drainage Canal)
 Type 1 Buffer Yard (20' Wide), 202 LF
 Trees Provided (1 tree/50 SF of Buffer)
 4 Trees
 Type 2 Buffer Yard (30' Wide), 197 LF
 Trees Provided (1 tree/50 SF of Buffer)
 4 Trees
 Type 3 Buffer Yard (30' Wide), 353 LF
 Trees Provided (1 tree/50 SF of Buffer)
 7 Trees
 Existing Preserve Area to Remain 34 trees

Native Vegetation Requirements

Trees Required	75%
Plants Provided	100%
Access, Shrubs & Groundcovers Required	75%
Plants Provided	88%

Xeriscape Table (A total of 50 pts. are required)

1. Utilization of a native plant species other than a non-invasive ornamental shrub.	5 pts.
2. 25%-50% of the grass areas are made up of drought tolerant species from the list.	5 pts.
3. Drought tolerant plants are made up of drought tolerant species from the list.	10 pts.
4. 51% or more of the required trees are made up of drought tolerant species from the list.	10 pts.
5. Utilization of compacted mulch beds at least three inches deep in all planted areas except ground cover.	10 pts.
6. Utilization of mulch other than cypress cover.	5 pts.
7. Low, moderate and high usage zones indicated on Landscape Plan.	5 pts.
Total Provided Points	50 pts.

Copyright
 All ideas, designs, arrangements, and plans indicated or developed by the designer, and were created, evolved, and developed for use on and in connection with this specific project. None of the content herein may be reproduced, stored in a retrieval system, or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
 1-800-432-4770
 SUBMIT THE LAWYER'S CALL OF FLORIDA, INC.

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
 1-800-432-4770
 SUBMIT THE LAWYER'S CALL OF FLORIDA, INC.

Scale: 1" = 30'-0"
 0 15 30'



Engineering & Planning, Inc.

1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • www.MackenzieEngineeringInc.com

November 28, 2018

Mr. Paul Schilling
Martin County Growth Management
2401 SE Monterey Road,
Stuart, FL, 34996

Re: Advantage Development Group
Advantage Self Storage – Revised Major Final Site Plan
Parking Rate Adjustment Analysis

Shaun G. MacKenzie P.E.
Florida License No. 61751
Transportation Engineer
Engineering Business No. 29013

Dear Mr. Schilling,

MacKenzie Engineering and Planning, Inc. prepared this Parking Rate Adjustment analysis for the proposed project, Advantage Self Storage. The proposed project is located at 528 NE Jensen Beach Blvd, between SE Green River Parkway and NE Savannah Road, Jensen Beach, FL 34957 (Parcel ID: 21-37-41-000-000-00244-8). The proposed project is for the construction of a 92,700 SF Storage Facility. Martin County Code required rate for a residential storage facility is 1 space per 1,500 SF resulting in 62 spaces. The parking requirement far exceeds the parking needed for the proposed Storage Facility. The proceeding conservative analysis will demonstrate the required number of parking is 13.

Parking Generation

The proposed project utilized the trip generation rates published by the *Institute of Transportation Engineers' (ITE) Report, Parking Generation (4th Edition)*. The proposed site was evaluated using the trip generation rate for Mini Warehouse/SS (Land Use 151) as shown in the Appendix. Table 1 presents the proposed project's average peak period parking demand parking generation for a conservative analysis.

Table 1. Parking Generation

ITE Parking Rate Weekday Average	Proposed SF (X) per 1,000 GFA	Required Parking per ITE Parking Rate	Standard Parking Provided	ADA Parking Provided	Total Parking Provided
0.14 per KSF	92.700	13	12	1	13

Parking Use & Access

The proposed development of this use typically requires four to six parking spaces in front of the building. The rear buildings are all accessed from the exterior, where tenants typically access the units by parking in front of their unit for a short period of time. The 24' driveway aisles between the buildings support this activity. Additionally, the site provides four (4) loading spaces along the rear of Building 3 per Martin County Code (see attached Site Plan).

Parking Supply

The site consists of 12 standard parking, 1 handicap parking, and 4 loading spaces (see attached Site Plan).

Recommendation

Based on ITE's Report, Parking Generation (4th Edition), the site has a required parking of 13 spaces. The site has a supply of 13 parking spaces. The proposed rate adjustment will not result in undesirable overflow parking, nor otherwise adversely impact the character and integrity of the surrounding area. Therefore, the site is projected to have an adequate supply of parking based on ITE's Report, Parking Generation (4th Edition).

Appendix

ITE Parking Generation
ITE Report, Parking Generation (4th Edition) – Land Use 151 Mini-Warehouse
Site Plan

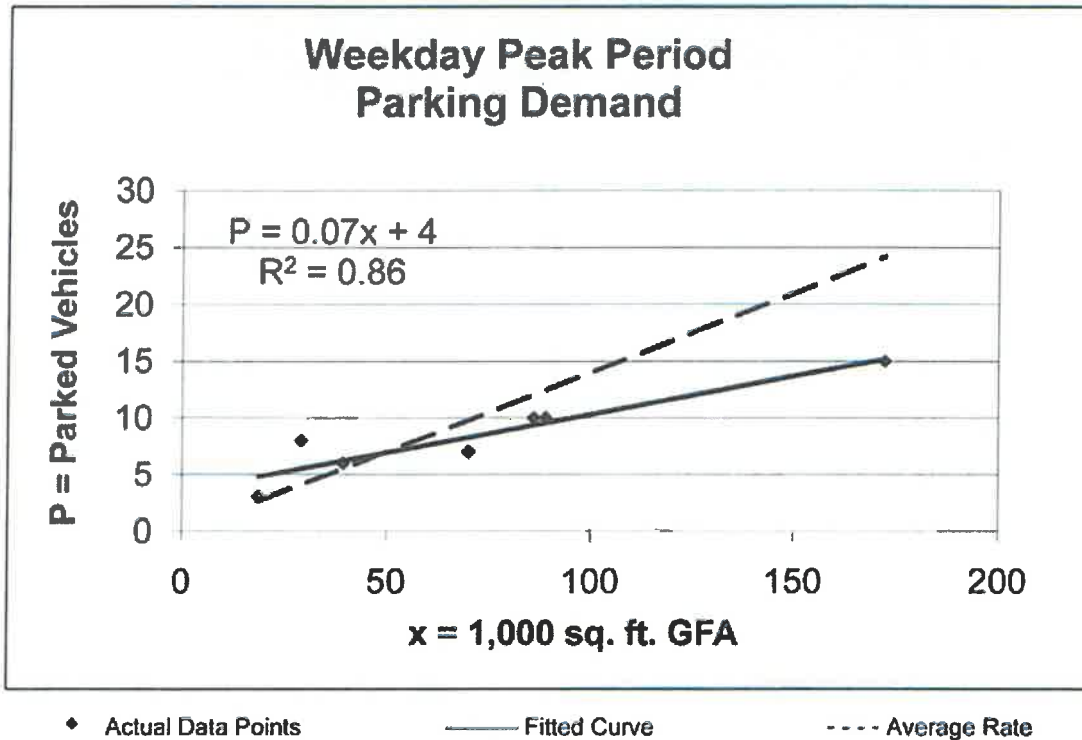
124001
Revised November 2018
August 2018
© MacKenzie Engineering & Planning, Inc.
CA 29013

Description/ITE Code	Units	ITE Vehicle Parking Generation Rates							Total Stalls Occupied in Peak Period									
		Average			85th Percentile				Expected Units			Average				88th Percentile		
		Weekday	Saturday	Sunday	Weekday	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	
Warehousing 150	KSF	0.51	NA	NA	0.81	0.81	NA	NA	0	NA	NA	NA	0	NA	NA	NA		
Warehousing 150	Employees	0.78	NA	NA	1.01	1.01	NA	NA	0	NA	NA	NA	0	NA	NA	NA		
Mini-Warehouse 151	KSF	0.14	0.11	NA	0.17	0.17	0.13	NA	92.7	NA	NA	NA	15.759	12.051	NA	NA		
Mini-Warehouse 151	100 Storage Units	1.35	0.77	NA	1.66	1.66	NA	NA	0	NA	NA	NA	0	NA	NA	NA		

Land Use: 151 Mini-Warehouse

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA On a: Weekday

Statistic	Peak Period Demand
Peak Period	10:00 a.m.–12:00 p.m.; 4:00–5:00 p.m.
Number of Study Sites	7
Average Size of Study Sites	72,000 sq. ft. GFA
Average Peak Period Parking Demand	0.14 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.06
Coefficient of Variation	44%
Range	0.09–0.27 vehicles per 1,000 sq. ft. GFA
85th Percentile	0.17 vehicles per 1,000 sq. ft. GFA
33rd Percentile	0.11 vehicles per 1,000 sq. ft. GFA



Revised November 28, 2018

DRAINAGE NARRATIVE FOR

Jensen Beach Self Storage

Martin County

PREPARED BY

THOMAS ENGINEERING GROUP, LLC

125 W. Indiantown Road, Suite 206

Jupiter, FL 33458

561-203-7503

Certificate of Authorization No. 27528

JASON M. GUNTHER

Existing Site Conditions

The site is a vacant sparsely vegetated property with an existing creek (Warner Creek) located along the western parcel line. The property is bounded to the north by Jensen Beach Boulevard which contains a road side swale with piped conveyance on the south half of the road. To the south by single family residential known as "Pincrest Lakes". To the east predominantly by an existing residential community called Holly Creek and an office development adjacent to Jensen beach Boulevard. An existing ditch "Old Warner Creek" is also terminated at the eastern property line which conveys to the southeast and historically extended to this property. This ditch historically conveyed run-off from the site and below is the results from the 25 and 100 year storm events for the existing conditions.

Storm	Stage NAVD	Discharge
25year 3day	10.89	4.90cfs
100year 3day	11.85	0.00cfs

The sites northern boundary is in FEMA Zone AE 14 with the remainder of the site in Zone AE 13.

Proposed Site Conditions

It is proposed to construct 3 self storage buildings with support parking and vehicular access. The development is proposed on the northern portion of the site, with the southern 1.06 acres to remain undisturbed as preserve area.

The development will contain a dry detention area along the western property line and swales at the north and eastern portions of the site. The detention area and swales will provide water quality for 3 inches

over the impervious areas of the site prior to discharging to Warner Creek along the western property line. Warner creek is a more appropriate discharge location as “Old Warner Creek” is now consolidated with the Holly Creek development and sending run-off in that direction is less ideal despite that being the historical route. The preserve is connected to the detention area via a culvert with flap gate from the detention area. The flap gate will prevent flow from entering the preserve but will allow the preserve to drain. Therefore in typical rain events the preserve will receive no run-off contribution from the site.

Below is a table of the post development conditions:

Storm	Stage NAVD	Discharge	Preserve Stage
10year 1day	12.18	1.33cfs	11.27
25year 3day	12.86	4.17cfs	11.99
100year 3day	13.72	0.00cfs	13.71

I, Jason Gunther, do certify to Martin County that the application for Jensen Beach Self Storage has been designed in full compliance with Divisions 9 and 10 of Article 4 of the Martin County Land Development Regulations (LDR). I acknowledge that Martin County's LDR may and do include requirements that are more stringent or restrictive than the requirements of other regulatory agencies including, but not limited to, the South Florida Water Management District (SFWMD), the U.S. Army Corps of Engineers (USACOE), the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP). Any plans, calculations, reports, or other documents submitted to Martin County or any regulatory agency in support of the application have been prepared in full recognition of and compliance with Martin County LDR.

**Jason
Gunther**

Digitally signed by Jason Gunther
 DN: cn=Jason Gunther, o=Thomas
 Engineering Group, LLC, ou,
 email=jgunther@thomaseg.com,
 c=US
 Date: 2018.12.18 09:30:19 -05'00'

Jason M. Gunther, P.E.
 Florida P.E. License # 58629

Jensen Beach Self Storage Stormwater Maintenance Plan

Introduction

The proposed site is located in Jensen Beach, Florida in Martin County. The property is bound on the north by Jensen Beach Boulevard, on the west by an existing ditch and single family development beyond, on the east side by the terminus of an existing creek and existing multi-family and office development and to the south by existing single family residences. The site is currently vacant with sparse vegetation.

Pre-Construction Requirements

Prior to any construction activities on the site, the erosion control plan shall be implemented. The erosion control plan shall be in place until final sod and landscaping is in place, and has been inspected and certified by the Engineer of Record (EOR).

The erosion control plan shall be inspected by the contractor weekly and or after a major storm event, and all deficiencies shall be corrected immediately.

Requirements during Construction

- Overland Flow - The selected contractor shall be responsible for the installation and maintenance of the Erosion Control Plan.
- Detention Area Construction – The stormwater management system shall be constructed after clearing and grubbing activities. At a minimum the perimeter of the site shall be stabilized during construction to eliminate any possible sediment discharging from the site. The dry detention areas shall be constructed and stabilized as early as possible during construction.
- Drainage System Management – The silt fence shall be maintained at all proposed discharge points and around all new dry detention areas until the completion of construction and sign off by the EOR.
- Catch Basins – Once the proposed inlet structures are installed the grate shall have filter fabric install at all time during construction and shall not be removed until sign off by the EOR.
- Stormwater system construction – The proposed stormwater system will be constructed in accordance with the approved construction plans and specifications as well as Martin County Engineering and SFWMD requirements and standards.
- Inspections – The drainage system installation will be inspected by the EOR and as required by Martin County. The Erosion control Plan shall be inspected on a weekly basis and/or after a major storm event during construction. Any deficiencies shall be immediately rectified and shall be brought to the attention of the EOR.

Post Construction Requirements

The owner or Lessee shall be responsible for the perpetual maintenance of the onsite stormwater system upon Certification of Occupancy.

It shall be the Owner or Lessee responsibility to conduct the following:

1. All structure within the site including the control structure shall be visually inspected for silt, debris and damage or any other unwanted change in the system on an annual basis and conduct the appropriate corrective measures to ensure the system will function as designed.
2. All storm drain pipes, inlets and mitered end section shall be inspected for silt and debris on an annual basis. All roof drains shall be cleaned on an annual basis.
3. All dry detention areas shall be mowed and cleaned of any exotic vegetation on a monthly basis. Any areas of degradation including washout or dying grass/sod shall be immediately regarded and sodded as needed.
4. All paved areas shall be visually inspected on an annual basis for unusual signs of wearing or sub-surface problems.



Date: 11/28/2018
 Project: Jensen Beach Self Storage
 Project No: FJ170007

1000 Corporate Drive, Ft. Lauderdale, FL 33334
 Tel: 954-202-7000
 Fax: 954-202-7070

Calculated By: JMG
 Checked By: JMG

PROPOSED DRAINAGE CALCULATIONS

Design Criteria:

Estimated Seasonal High Water Level: 8.50 NAVD

Proposed Acreages

Lake Areas (A _L):	0 sf	or	0.000 ac
Roof Areas (A _R):	58,000 sf	or	1.331 ac
Paved Areas (A _P):	41,888 sf	or	0.962 ac
Preserve	46,020		1.056 ac
Green Areas (A _G):	47,498 sf	or	1.090 ac
Total (A _T):	193,406 sf	or	4.440 ac

Compute Required Water Quality Volume:

- 1) Provide at least 1 inch over the developed project:

$$\begin{aligned}
 V_{PRE} &= 1 \text{ inch} \times A_T \times 1 \text{ ft} / 12 \text{ inches} \\
 &= 1 \times 3.384 / 12 \\
 &= 0.28 \text{ ac-ft or } 3.37 \text{ ac-in}
 \end{aligned}$$

- 2) Provide 3" over % impervious area:

- a) Site Area for water quality pervious/impervious calculation:

$$\begin{aligned}
 A_S &= A_T - (A_L + A_P) \\
 &= 4.44 - (1.056) \\
 &= 3.38 \text{ ac of site area for water quality pervious/impervious}
 \end{aligned}$$

- b) Impervious area for water quality pervious/impervious calculation:

$$\begin{aligned}
 A_{IMP} &= A_S - A_G \\
 &= 2.99 - (1.859 - 1.06) \\
 &= 2.29 \text{ ac of impervious area for water quality pervious/impervious}
 \end{aligned}$$

- c) Percent of impervious for water quality calculation:

$$\begin{aligned}
 &= A_{IMP} / A_S \times 100\% \\
 &= 2.293 / 3.384 \times 100\% \\
 &= 67.8\% \text{ impervious}
 \end{aligned}$$

- d) For 3" times the percent impervious:

$$\begin{aligned}
 &= 3" \times \% \text{ impervious area} \\
 &= 3 \times 0.678 \\
 &= 2.03 \text{ inches to be treated}
 \end{aligned}$$

- e) Compute volume required volume for quality detention

$$\begin{aligned}
 V_{PRE} &= \text{inches to be treated} \times (A_T - A_L) \\
 &= 2.03 \times (3.384 - 0) \times 1 \text{ foot} / 12 \text{ inches} \\
 &= 0.57 \text{ ac-ft or } \boxed{6.87 \text{ ac-in}}
 \end{aligned}$$

Water Quality is achieved via dry detention requiring 125% treatment volume or 0.7125ac-ft. Therefore required water quality is achieved within detention bottom at elevation 11.93 NAVD

Pretreatment volume of 0.14ac-ft is at 10.23 NAVD



Date: 11/28/2018
 Project: Jensen Beach Self Storage
 Project No: FJ170007

DESIGN CRITERIA

October Water Elevation 8.50 NAVD
 FEMA Elevation AE 14

PROPOSED LAND USE SUMMARY

Areas:	Square Ft.	Acres	Percent
Pereserve	46,020	1.06	23.8%
Building	59,200	1.36	30.6%
Paved and Sidewalk	39,095	0.90	20.2%
Pervious	49,220	1.13	25.4%
Total Area:	193,535	4.44	100.0%

STAGE STORAGE AREA CALCULATION



Stage	Retention Area Storage		Paved and Sidewalk Areas Storage		Pervious Area Storage		Total Storage Area (ac.-ft.)
	Area _{top}	Area _{bot}	Area	(ac.-ft.)	Area	(ac.-ft.)	
	0.38	0.16	0.90		0.75	1.06	3.09
	(ac.-ft.)	(ac.-ft.)	(ac.-ft.)		(ac.-ft.)	(ac.-ft.)	(ac.-ft.)
8.50	0.00		0.00		0.00	0.00	0.00
9.00	0.00		0.00		0.00	0.00	0.00
9.50	0.00		0.00		0.00	0.00	0.00
9.60	0.02		0.00		0.00	0.00	0.02
10.00	0.09		0.00		0.00	0.00	0.09
10.50	0.20		0.00		0.00	0.00	0.20
11.00	0.32		0.00		0.00	0.00	0.32
11.50	0.46		0.00		0.03	0.00	0.50
12.00	0.63		0.00		0.12	0.13	0.88
12.50	0.81		0.00		0.28	0.53	1.62
13.00	1.00		0.00		0.50	1.06	2.56
13.50	1.19		0.06		0.78	1.59	3.61
14.00	1.38		0.22		1.12	2.12	4.85
14.50	1.57		0.50		1.50	2.65	6.22
15.00	1.76		0.90		1.87	3.18	7.71
15.50	1.95		1.35		2.25	3.71	9.25
16.00	2.14		1.79		2.62	4.24	10.80
16.50	2.33		2.24		3.00	4.77	12.34
17.00	2.52		2.69		3.37	5.30	13.88
17.50	2.71		3.14		3.75	5.83	15.43
18.00	2.90		3.59		4.12	6.36	16.97

Soil Storage

Land Use Summary:

	Acres	Percent
Lake Areas (A_L):	0.000	0.0%
Roof Areas (A_R):	1.359	30.6%
Paved Areas (A_P):	0.897	20.2%
<u>Green Areas (A_G):</u>	<u>2.186</u>	<u>49.2%</u>
Total (A_T):	4.443	100.0%

Compacted Soil Storage per
SFWMD Vol. IV Page C-III-1

Depth to Water Table (feet)	Water Storage (inches)
1	0.45
2	1.88
3	4.95
4	8.18

Average Pervious Grade (Elev.): 12.50
 Depth to Water Table: 4.00 ft
 Soil Storage at Average Depth (S_S): 7.79 inches

Retention Bottom = 7.2% of pervious area (4.95 inches)
 Retention Bank = 9.7% of pervious area (6.57 inches)
 Pervious Area = 83.1% of pervious area (8.18 inches)

Weighted S value:

$$= S_S \times \% \text{ Pervious}$$

$$= 7.79 \times 0.492$$

$$= \boxed{3.83 \text{ inches}}$$

$$\text{Soil Storage} = (4.95 \times 0.072) + (6.57 \times 0.097) + (8.18 \times 0.831)$$

or 7.79 inches

Rainfalls

From Figure C-I-6, 100-Year Storm **10.00** inches

13.59 inches

$$100\text{-Year 3-Day Storm} = 10.00 \text{ inches} \times 1.359 =$$

From Figure C-I-5, 25-Year Storm = **8.00** inches

10.87 inches

$$25\text{-Year 3-Day Storm} = 8.00 \text{ inches} \times 1.359 =$$

From Figure C-I-4, 10-Year Storm = **7.00** inches

Results from Flood Routings

Maximum Stage for 100-Year 3-Day Storm (no discharge) **13.50**

Maximum Stage for 25-Year Storm (see attached routings) **7.80**

Maximum Stage for 10-Year Storm (see attached routings) **7.50**



Engineering & Planning, Inc.

1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • www.MackenzieEngineeringInc.com

November 28, 2018

Mr. Paul Schilling
Martin County Growth Management
2401 SE Monterey Road,
Stuart, FL, 34996

Re: Advantage Development Group
Advantage Self Storage – Revised Major Final Site Plan
Parking Rate Adjustment Analysis

Shaun G. MacKenzie P.E.
Florida License No. 61751
Transportation Engineer
Engineering Business No. 29013

Dear Mr. Schilling,

MacKenzie Engineering and Planning, Inc. prepared this Parking Rate Adjustment analysis for the proposed project, Advantage Self Storage. The proposed project is located at 528 NE Jensen Beach Blvd, between SE Green River Parkway and NE Savannah Road, Jensen Beach, FL 34957 (Parcel ID: 21-37-41-000-000-00244-8). The proposed project is for the construction of a 92,700 SF Storage Facility. Martin County Code required rate for a residential storage facility is 1 space per 1,500 SF resulting in 62 spaces. The parking requirement far exceeds the parking needed for the proposed Storage Facility. The proceeding conservative analysis will demonstrate the required number of parking is 13.

Parking Generation

The proposed project utilized the trip generation rates published by the *Institute of Transportation Engineers' (ITE) Report, Parking Generation (4th Edition)*. The proposed site was evaluated using the trip generation rate for Mini Warehouse/SS (Land Use 151) as shown in the Appendix. Table 1 presents the proposed project's average peak period parking demand parking generation for a conservative analysis.

Table 1. Parking Generation

ITE Parking Rate Weekday Average	Proposed SF (X) per 1,000 GFA	Required Parking per ITE Parking Rate	Standard Parking Provided	ADA Parking Provided	Total Parking Provided
0.14 per KSF	92.700	13	12	1	13

Parking Use & Access

The proposed development of this use typically requires four to six parking spaces in front of the building. The rear buildings are all accessed from the exterior, where tenants typically access the units by parking in front of their unit for a short period of time. The 24' driveway aisles between the buildings support this activity. Additionally, the site provides four (4) loading spaces along the rear of Building 3 per Martin County Code (see attached Site Plan).

Parking Supply

The site consists of 12 standard parking, 1 handicap parking, and 4 loading spaces (see attached Site Plan).

Recommendation

Based on ITE's Report, Parking Generation (4th Edition), the site has a required parking of 13 spaces. The site has a supply of 13 parking spaces. The proposed rate adjustment will not result in undesirable overflow parking, nor otherwise adversely impact the character and integrity of the surrounding area. Therefore, the site is projected to have an adequate supply of parking based on ITE's Report, Parking Generation (4th Edition).

Appendix

ITE Parking Generation
ITE Report, Parking Generation (4th Edition) – Land Use 151 Mini-Warehouse
Site Plan

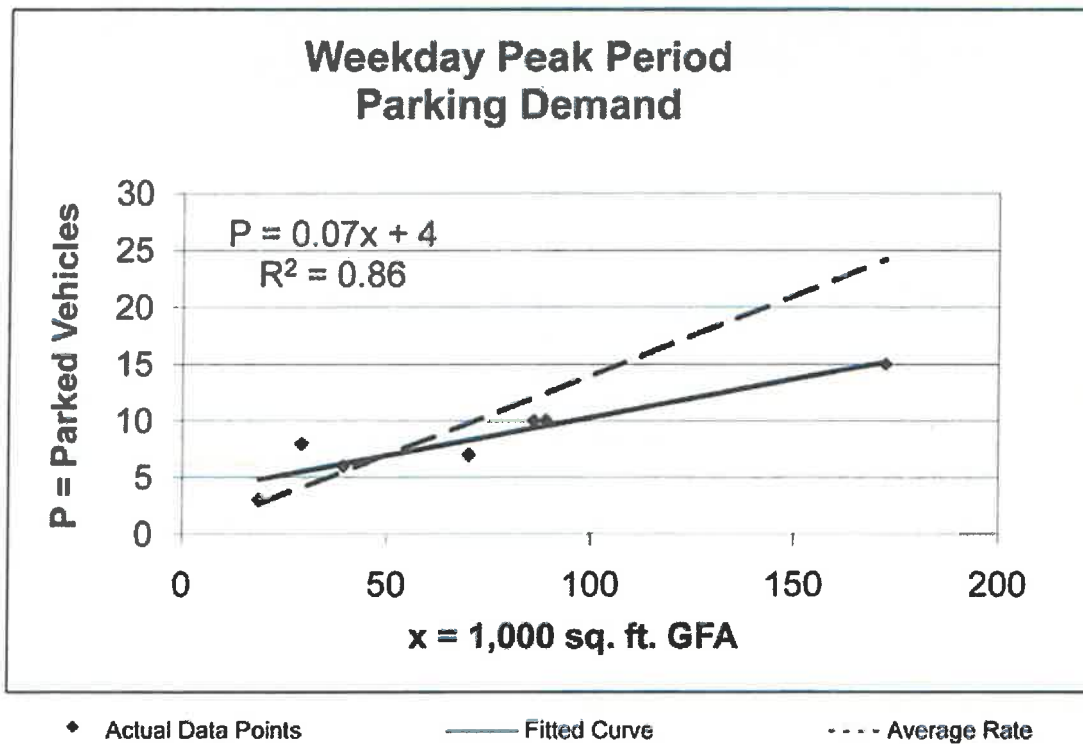
124001
Revised November 2018
August 2018
© MacKenzie Engineering & Planning, Inc.
CA 29013

Description/ITE Code	Units	ITE Vehicle Parking Generation Rates						Total Stalls Occupied in Peak Period						
		Average			85th Percentile			Average			85th Percentile			
		Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	Weekday	Saturday	Sunday	
Warehousing 150	KSF	0.51	NA	NA	0.81	NA	NA	0	NA	NA	0	NA	NA	NA
Warehousing 150	Employees	0.78	NA	NA	1.01	NA	NA	0	NA	NA	0	NA	NA	NA
Mini-Warehouse 151	KSF	0.14	0.11	NA	0.17	0.13	NA	92.7	10.197	NA	12.978	15.759	12.051	NA
Mini-Warehouse 151	100 Storage Units	1.35	0.77	NA	1.66	NA	NA	0	0	NA	0	0	NA	NA

Land Use: 151 Mini-Warehouse

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA On a Weekday

Statistic	Peak Period Demand
Peak Period	10:00 a.m.–12:00 p.m.; 4:00–5:00 p.m.
Number of Study Sites	7
Average Size of Study Sites	72,000 sq. ft. GFA
Average Peak Period Parking Demand	0.14 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.06
Coefficient of Variation	44%
Range	0.09–0.27 vehicles per 1,000 sq. ft. GFA
85th Percentile	0.17 vehicles per 1,000 sq. ft. GFA
33rd Percentile	0.11 vehicles per 1,000 sq. ft. GFA



"EXHIBIT C"
MARTIN COUNTY, FLORIDA

PRESERVE AREA MANAGEMENT PLAN

For:

JENSEN BEACH
PROFESSIONAL CENTER

JENSEN BEACH HOLDINGS, LLC

JENSEN BEACH BLVD

JENSEN BEACH, 34957

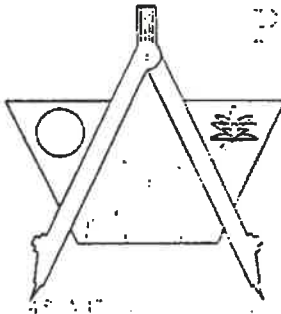
SECTION 21, TOWNSHIP 37 S, RANGE 41 E

RECEIVED

JUL 16 2007

GROWTH MANAGEMENT
DEPARTMENT

PREPARED
BY:

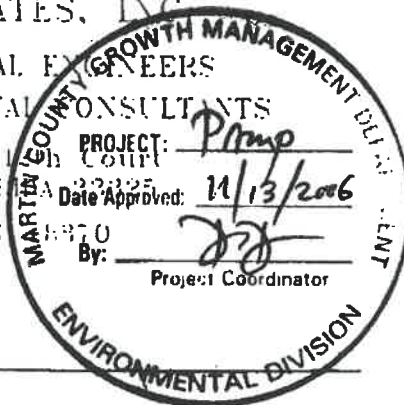


PHILIP R. CIMRUSTI
& ASSOCIATES, INC.

ECOLOGICAL ENGINEERS
ENVIRONMENTAL CONSULTANTS

12730 S.W. 11th Court
DAVIE, FL 33325

(954) 970-8870



Approved by/Date : _____

A Preserve Area Management Plan (PAMP) is required of all applicants for development approval on sites which contain wetland or upland preserve areas, pursuant to provisions of Section 4.36.A.1 of the Martin County Land Development Regulations, Martin County Code.

JENSEN BEACH PROFESSIONAL CENTER**TABLE OF CONTENTS**

1.0	GENERAL
2.0	ENVIRONMENTAL ASSESSMENT
	2.1 Location
	2.2 Soils
	2.3 Habitats
	2.4 Protected Species
	2.5 Previous Impacts
	2.6 Agency Correspondence
3.0	IDENTIFICATION OF PRESERVE AREAS
	3.1 Site Plan
	3.2 Legal Recording
4.0	SURVEYING, MARKING AND BARRICADING REQUIREMENTS
	4.1 Preserve Area Surveying Requirements
	4.2 Preserve Area Boundary Markers and Signs
	4.3 Barricading Requirements
5.0	USE OF PRESERVE AREAS
	5.1 Activities Allowed in Preserve Areas
	5.2 Activities Prohibited in Preserve Areas
6.0	RESTORATION AND MAINTENANCE ACTIVITIES
	6.1 Exotic Vegetation Removal
	6.2 Revegetation
	6.3 Vegetation Removal
	6.4 Prescribed Burns
	6.5 Hydrology
	6.6 Mitigation Plan
7.0	PROTECTIVE MEASURES FOR LISTED SPECIES
8.0	MISCELLANEOUS PROVISIONS AND RESTRICTIONS
9.0	TRANSFER OF OWNERSHIP/RESPONSIBILITIES
10.0	MONITORING, REPORTING AND INSPECTIONS
	10.1 Monthly Construction Reports
	10.2 Annual Monitoring Reports
	Inspections
11.0	ENFORCEMENT

JENSEN BEACH PROFESSIONAL CENTER

TABLE OF CONTENTS (Continued)

MAPS

Location Map (Figure 1)

Soil Survey Map (Figure 2)

Upland Preserve Areas Map (Figure 3)

Florida Land Use, Cover, and Forms Classification System (FLUCFCS) Map (Figure 3)

Protected Species Map (Figure 4)

APPENDICES

Project Site Plan (Exhibit I)

Illustrations of Preserve Area Boundary Markers and Signs (Exhibit II & III)

Unofficial Copy

JENSEN BEACH PROFESSIONAL CENTER

1.0 GENERAL

The owner(s) of the lands to be preserved/maintained by this Preserve Area Management Plan (PAMP) and the developers) of the Jensen Beach Professional Center located east of Pinecrest Lakes Boulevard and south of Jensen Beach Boulevard, Jensen Beach their successors and assigns, and their environmental consultants and contractors, will implement and comply with all portions of this PAMP.

Compliance with the terms of this PAMP includes submittal of all Monthly Monitoring Reports on PAMP compliance throughout all phases of project construction and submittal of all Annual Monitoring Reports following completion of project construction, pursuant to Section 10.17 of the Martin County Land Development Regulations. The owner(s) of the lands to be preserved/maintained shall have ultimate responsibility for the submittal of all Monthly and Annual Monitoring Reports, according to the format and schedule requirements of Section 10 of this PAMP.

As noted in Section 9 of this PAMP, the Martin County Environmental Planning Administrator shall be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved/maintained under the terms of this PAMP. Failure to notify shall be considered as non-compliance with the terms of this PAMP

This PAMP will not be altered or amended by either Martin County or the owner/developer of the Jensen Beach Professional Center, except by an alteration or amendment agreed to by both the Martin County Environmental Planning Administrator and the owner/developer of the Jensen Beach Professional Center. Such alterations and amendments shall be inserted into the PAMP and the final revised document shall be recorded by the Martin County Clerk of Courts. The revised PAMP will be labeled with the appropriate O.R. Book and Page Number. Three copies of the revised document shall be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

2.0 ENVIRONMENTAL ASSESSMENT

The Environmental Assessment includes maps and text which accurately depict the site's location, soils, wetlands, uplands, listed species, previous impacts, preserve area locations and boundaries, and any other significant environmental features.

2.1 Location

The Jensen Beach Professional Center is a commercial project that will be on this 4.27-acre tract of land located east of Pinecrest Lakes Boulevard and south of Jensen Beach Boulevard, Section 21, Township 37 South, Range 41 East, Jensen Beach, Martin County, Florida, (Figure 1).

Approximately 1.04 acres of forested land was set aside as a preserve to be in compliance with the Martin County Land Development Regulations (LDR), Article 4, Section 4.2. The preserve area is approximately 45,489.00 square feet and is located on the south side of the lot.

JENSEN BEACH PROFESSIONAL CENTER

2.2 Soils

The US Department of Agriculture, Natural Resources Conservation Service Soil Survey of Martin County indicates that the substrate of the property is Lawnwood fine sand (2) and Placid sand (13). (Figure 2) Lawnwood fine sand is a nearly level, poorly drained soil in broad areas of flatwoods. Areas range from about 10 to 200 acres. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is black and dark grayish brown fine sand. The subsurface layer is light brownish gray fine sand to a depth of about 28 inches. Placid sand is a nearly level, poorly drained soil found in wet depressions and drainage ways in the flatwoods. Slopes are smooth and concave and range from 0 to 2 percent. Typically the surface layer is sand to a depth of more than 80 inches. It is dark grayish brown, gray, and light brownish gray.

2.3 Habitats

Wetland Habitats – Wetlands do not occur on this property.

Upland Habitat – The dominant land use identified on-site include: Pine Flatwoods (FLUCFCS – 411, 8.11 acres). (Figure 3). These forests are common throughout much of Northern and Central Florida. Originally, longleaf pines were common on the drier sites while slash pines, which are less fire-resistant, were confined to moister sites; wildfire being the contributing factor in this distribution. However fire control and artificial reforestation have extended the range of slash pine into former longleaf sites. The pine flatwoods class is dominated by either slash pine, longleaf pine, or both, or less frequently, pond pine. Streams and Waterways (FLUCFCS – 510, 0.22 acres). (Figure 3). This category includes rivers, creeks, canals, and other linear bodies of water. The type of water body located on-site is a remnant of Warner Creek, which starts on the northwest side and ends in the middle of the east side.

The site can best be described as a pine/palmetto flatwoods that has been heavily disturbed with previous clearing and probable agricultural use. The canopy vegetation along the perimeter and the north end of the site consists of slash pine (*Pinus eliottii*), Brazilian pepper (*Schinus terebinthifolius*), laurel oak (*Quercus laurifolia*), Sable palm (*Sabal palmetto*), and dahoon hollies (*Ilex cassine*). Canopy vegetation observed at the remnant of Warner Creek includes wax myrtle (*Myrica cerifera*), and Carolina willow (*Salix caroliniana*). The understory contained saw palmetto (*Serona repens*) and gallberry (*Ilex glabra*). The groundcover observed was grape vine (*vitis rotundifolia*), swamp fern (*Blechnum serrulatum*), and various other grasses and forbs.

Exotic Vegetation – The site has a minor amount of exotic vegetation, including a small amount of Brazilian pepper (*Schinus terebinthifolius*) interspersed throughout the property. Because of the low percentage of exotic vegetation found at this site, these species will be treated and easily maintained. The habitat value of the preserve is excellent. With a minor amount of exotic and invasive vegetation removal, it will support and sustain a viable wildlife population.

JENSEN BEACH PROFESSIONAL CENTER

2.4 Protected Species

The site was investigated to note the presence or absence of threatened or endangered species as listed by the U.S. Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission. From the list of State and Federally protected species, no rare, threatened, endangered, or species of special concern were observed on the property. The site does not contain a scrub habitat or gopher tortoise (Gopherus polyphemus) habitat. The vegetation observed on the site is extremely dense and is unsuitable for gopher tortoise habitat. Based on previous studies of animal populations within the Pine Flatwoods communities, the following is a list of probable animal species that may inhabit the site:

Mammals

Nine banded armadillo (Dasypus novemcinctus)

Opossum (Didelphis virginiana)

Raccoon (Procyon lotor)

Grey Squirrel (Sciurus carolinensis)

Birds

Ground dove (Columba passerina)

Other Vertebrates

Oak toad (Bufo quercicus)

Green anole (Anolis carolinensis)

Six-lined racerunner (Cnemidophorus sexlineatus)

2.5 Previous Impacts

The immediate area surrounding the property, with the exception of isolated wooded areas, has been cleared and developed for commercial and residential purposes. The site is bounded on the west by partially developed land, on the north by paved roads, and on the south and east by single-family residences. The habitat value is rapidly diminishing and severely limited due to deterioration caused by development in the surrounding area. No portions of the property appear environmentally sensitive.

2.6 Agency Correspondence

The site was visited by South Florida Water Management District (SFWMD). A letter from SFWMD stating that no jurisdictional wetlands were found on the site will be sent under a separate cover.

3.0 IDENTIFICATION OF PRESERVE AREAS

3.1 Site Plan

All Preserve Areas, right-of-ways and easements are shown on the Jensen Beach Professional Center Site Plan, a copy of which is included in this PAMP. (Exhibit I)

JENSEN BEACH PROFESSIONAL CENTER

3.1 Site Plan (continued)

The Site Plan includes a summary of the following: acreage of wetlands under preservation; acreage of native upland habitat under preservation; acreage of common upland habitat under preservation; penalty area; total acreage under preservation; and total acreage of the Site. The Site Plan will contain the notation: "PRESERVE AREAS ARE NOT TO BE ALTERED WITHOUT WRITTEN PERMISSION OF THE MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS."

3.2 Legal Recording

The final Jensen Beach Professional Center Site Plan will be recorded with the PAMP by the Martin County Clerk of Courts. The Site Plan and the PAMP will be labeled with the appropriate O.R. Book and Page Number and copies of each recorded document will be provided to the Martin County Environmental Planning Administrator within thirty (30) days of the Recording date.

4.0 SURVEYING, MARKING AND BARRICADING REQUIREMENTS

All Preserve Areas shown on the Site Plan for the Jensen Beach Professional Center will be surveyed and marked in the field with appropriate survey markers and signage. During the clearing and construction phases of the project, Preserve Area boundaries will be marked by physical barriers. No plant material will be removed from the Preserve Areas to facilitate surveying, fencing or soil boring/sampling without prior permission from the Martin County Environmental Planning Administrator.

4.1 Preserve Area Surveying Requirements

Each Preserve Area will be surveyed and marked with permanent monuments at each corner and at other sites necessary for locating the boundary of the Preserve Area. These permanent monuments will be constructed under the supervision of a Registered Land Surveyor and will be shown on the Site Plan. Map coordinates of each Preserve Area will be provided to the Martin County Environmental Planning Administrator, in a form compatible for use in the County's GIS mapping system.

4.2 Preserve Area Boundary Markers and Signs

Preserve Areas will be posted with permanent signs and boundary markers. Boundary Markers will be placed at the corners of residential lots abutting Preserve Areas. (Exhibit II) Signs will be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet All boundary markers and signs will be approved by the Martin County Environmental Planning Administrator and they will be in place prior to issuance of a building permit for construction on the site. Illustrations of the signs and markers to be used for this project are included as an Appendix to this PAMP (Exhibit III).

4.3 Barricading Requirements

Prior to clearing, the developer will ensure that all Preserve Areas are protected with physical barriers during all clearing and construction activities in accordance with the following guidelines. Barricades will be inspected by County Environmental Division staff prior to work approval. Removal of the barricade materials will be done upon issuance of the final Certificate of Occupancy with authorization from appropriate County staff.

JENSEN BEACH PROFESSIONAL CENTER

4.4 Barricading Requirements (continued)

Barricades will be high-visibility orange safety fence extending from the ground to a height of at least 4 feet. Barricades will not be attached to vegetation.

All barricades and turbidity screens will be upright and maintained intact for the duration of construction.

Where areas are proposed for clearing (i.e. building envelope, utilities, drainage, road right-of-way, etc.) the bright orange barricades will be offset at least 10 feet outside the Preserve Area or placed at the dripline of the canopy trees, whichever is greater.

All native vegetation not slated for removal as part of the development plans will be retained in their undisturbed state and will be barricaded at or outside the dripline of the trees.

Cut or fill will meet existing grade without encroaching into Preserve Areas.

Wetlands will be protected from possible surface water and sediment runoff by the placement of silt screens, hay bales or other turbidity control measures, at or beyond the delineation line prior to any land clearing or construction.

It is the responsibility of the owner and developer of the Jensen Beach Professional Center to inform all contractors of these Marking and Barricading Requirements. Failure to comply with these Marking and Barricading Requirements will be considered a violation of the Site Plan approval. Further work on the project may be stopped until compliance with the Marking and Barricading Requirements is achieved, and the owner or developer may be required to appear before the Code Enforcement Board.

5.0 USE OF PRESERVE AREAS

5.1 Activities Allowed In Preserve Areas

The preserve area shall be maintained on a quarterly basis to control and remove undesirable, invasive, and exotic (as defined by the *Florida Exotic Pest Plant Council* at the time of permit issuance) vegetative species. The undesirable species shall be removed by physically uprooting and disposing of the individual specimens or by spraying with an approved herbicide and left in place. Every attempt shall be made to attain zero percent coverage of exotic / nuisance plant species during the quarterly maintenance events. At no time shall the coverage of undesirable species exceed two percent of the total vegetation.

5.2 Activities Prohibited In Preserve Areas

Activities prohibited in Preserve Areas or easements within Preserve Areas include, but are not limited to: construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash, and cuttings; removal or destruction of native trees, shrubs or other native vegetation; excavation, dredging or removal of soil materials; diking or fencing; vehicular traffic including use by non-motorized vehicles, recreational vehicles and off-road vehicles; permanent irrigation; trimming, pruning, or fertilization; and any other activities detrimental to drainage, flood control, water conservation, erosion control or fish and wildlife conservation and preservation.

JENSEN BEACH PROFESSIONAL CENTER

5.2 Activities Prohibited In Preserve Areas (Continued)

No hazardous material other than fuel for refueling on-site heavy equipment will be stored during the construction phases. On-site fuel tanks shall not be located within twenty-five (25) feet of any Preserve Areas and shall be removed upon completion of construction work.

Buildings proposed to be located adjacent to Preserve Areas shall be set back a minimum of ten (10) feet to allow for construction and maintenance without encroaching into the Preserve Area. All other structures (e.g. pools, sheds, decks, fences) shall be set back a minimum of five (5) feet from the Preserve Area boundary.

Development activities such as the construction of building pads for associated structures, swales, or culverts for surface water management shall not alter the hydrology of adjacent Preserve Areas. Nor shall any activities increase non-point source pollution in Preserve Areas.

Grazing of cattle and horses or other livestock in Preserve Areas, while not prohibited, is discouraged. Over-grazing can result in destruction of habitat, loss of top soils and changes in hydrology of the area as a result of the loss of ground cover material, increased fertilization from animal droppings, and contamination of surface waters. These and other effects of over-grazing will be considered violations of this PAMP and will be addressed as any other PAMP violation.

6.0 RESTORATION AND MAINTENANCE ACTIVITIES

Except for approved maintenance activities, Preserve Areas will be left undisturbed. All maintenance of Preserve Areas will be in accordance with this PAMP the Jensen Beach Professional Center Maintenance and management activities will be performed by or under the supervision of a qualified environmental professional and must be approved by the Martin County Environmental Planning Administrator. The following restoration and maintenance activities may be allowed within Preserve Areas with prior written approval from the Environmental Planning Administrator: exotic plant removal, revegetation or planting native vegetation, and removal of dead, diseased, or safety hazard plant material.

6.1 Exotic Vegetation Removal

Exotic vegetation shall be removed from Preserve Areas by the least ecologically-damaging method available. Such methods include hand pulling, hand spading, cutting with hand or chain saws and in-situ treatment with appropriate herbicides. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. In addition, all dead plant material and exotic plant debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

6.2 Revegetation

Any revegetation which might be necessary as a result of exotic vegetation removal or site construction activities shall consist of native plant species representative of the existing native plant community. This will ensure that the Preserve Areas maintain indigenous plant associations. Revegetation plans shall be submitted to the Martin County Environmental Planning Administrator for approval prior to implementation.

JENSEN BEACH PROFESSIONAL CENTER

6.3 Vegetation Removal

Dead or diseased plant material shall be removed from Preserve Areas upon approval by the Martin County Environmental Planning Administrator. Revegetation may be required for any removed plant material. No debris, including dead plants, plant clippings or wood scraps, shall be allowed in Preserve Areas. All dead plant material and debris removed from Preserve Areas shall be disposed of in a County-approved recycling facility.

6.4 Prescribed Burns

Martin County considers prescribed burns an acceptable habitat management tool. When approved by the Martin County Environmental Planning Administrator, they will be conducted by a certified burn manager who will be responsible for obtaining all appropriate permits from State and local agencies.

6.5 Hydrology

Previous or potential drainage impacts will be corrected to the extent technically feasible. Water quality and the rate, timing, and volume of run-off shall recreate natural conditions for the benefit of onsite wetlands and other waterbodies. Wetlands and waterbodies on adjacent properties shall be protected from adverse impacts.

7.0 PROTECTIVE MEASURES FOR LISTED SPECIES

The site was investigated to note the presence or absence of threatened or endangered species as listed by the U.S. Fish and Wildlife Service and Florida Fish and Wildlife Conservation Commission. From the list of State and Federally protected species, no rare, threatened, endangered, or species of special concern were observed on the property. Attached is Exhibit II, showing walking transects for the presence of gopher tortoises (Gopherus polyphemus). The vegetation observed on the site is extremely dense and is unsuitable for gopher tortoise habitat. No gopher tortoise burrows were observed. (Figure 4).

8.0 MISCELLANEOUS PROVISIONS AND RESTRICTIONS

Except for approved maintenance activities, the preserve area will be left undisturbed.

9.0 TRANSFER OF RESPONSIBILITIES

The property owner(s) and developers of the Jensen Beach Professional Center are responsible for implementation of all requirements of this Preserve Area Management Plan until such time as the developer transfers responsibility to the owners or a successor. The Martin County Environmental Planning Administrator will be notified in writing within thirty (30) days of transfer of ownership of any lands to be preserved under this PAMP. Failure to notify will be considered as non-compliance with the terms of this PAMP. The developer will pay his share of total cost of management activities or fines on a per lot basis if he retains ownership of lots.

JENSEN BEACH PROFESSIONAL CENTER

9.0 TRANSFER OF RESPONSIBILITIES (Continued)

At such time as the developer is ready to transfer control of the Jensen Beach Professional Center to the property owners, whether the developer retains ownership of the lots in the project or not, an environmental professional shall certify, in writing, to the Martin County Environmental Planning Administrator, that the Preserve Areas are in full compliance with this PAMP.

The developer and/or successor will be responsible for maintaining the Preserve Areas in their existing natural condition with the periodic removal of invasive exotic vegetation. After transfer of responsibilities, funding for all maintenance and management programs will be the responsibility of all successors.

10.0 MONITORING, REPORTING AND INSPECTIONS

10.1 Monthly Construction Reports

During construction of the Jensen Beach Professional Center, the developer will be responsible for submitting a monthly report on the progress of the Jensen Beach Professional Center, which will address all aspects of the site construction relative to the Preserve Areas. Information regarding construction and maintenance of the Preserve Areas, such as placement of barriers and signage, removal of exotic vegetation, revegetation, prescribed burns, etc. will be described and supported with photographs, where appropriate.

10.2 Annual Monitoring Reports

Monitoring and reporting will be conducted annually by a qualified environmental professional for a period of five years from the date of completion of the project or project phase encompassing the monitored area. Annual monitoring will be conducted at the end of the wet season (usually by November 30) and a report of the monitoring will be submitted to the Martin County Environmental Planning Administrator within 30 days of the completion of the monitoring.

The Annual Monitoring Reports will document changes in vegetation including encroachment and/or overgrowth of noxious or exotic vegetation. Fixed-point panoramic photos of all Preserve Areas will be included in each report. The reports will include recommendations for exotic vegetation removal, revegetation, and any additional enhancement activities necessary to maintain the Preserve Area. A timetable for action within 90 days of the report will be prepared and followed.

A copy of the proposed Annual Monitoring Report format is attached to this PAMP as an Appendix. This format may be modified separately from the PAMP, as necessary, upon written approval from the Martin County Environmental Planning Administrator.

Upon request, Martin County Environmental Planning staff may meet with the responsible parties to review the annual monitoring report findings and supply technical assistance and support for stewardship.

The first Annual Monitoring Report due in compliance with this PAMP will be submitted to the Martin County Environmental Planning Administrator at the end of the wet season following issuance of a Certificate of Occupancy for development described herein. Subsequent Annual Monitoring Reports will be due on the same date for the next four years.

JENSEN BEACH PROFESSIONAL CENTER

10.2 Annual Monitoring Reports (continued)

After the initial five-year monitoring period, the Preserve Areas may be subject to periodic review and, if conditions warrant, will be subject to further monitoring and maintenance to ensure environmental integrity, consistent with the provisions of this Plan.

10.3 Inspections

Martin County is authorized to inspect any County regulated site or appurtenance. Duly authorized representatives of Martin County may, at any time, upon presenting proper identification, enter upon and shall be given access to any premises for the purpose of such inspection.

11.0 ENFORCEMENT

Martin County shall have the right to enforce the provisions of this PAMP through any available administrative or civil proceeding, which may result in penalties. Restoration of habitat and other remedies, such as fines and fees covering staff time, may be required of any person, corporation or other entity found in violation of any of the provisions of this PAMP or of Article 10 of the Martin County Land Development Regulations.

Official Copy

MARTIN COUNTY, FLORIDA

PRESERVE AREA MANAGEMENT PLAN ANNUAL

MONITORING REPORT FOR (Year)

Annual monitoring shall be conducted at the end of the wet season (usually by November 30) for five years from the date of PAMP approval. A report of the results of each monitoring event shall be submitted by the property owner to the Martin County Environmental Planning Administrator within 30 days of the completion of the monitoring. Monitoring and reporting are the responsibility of the property owner. However, a qualified environmental professional may conduct the monitoring, prepare the Annual Monitoring Reports, or submit the Reports.

All Annual Monitoring Reports shall contain the following information:

Name and address of current owner of Preserve Area;

Location of Preserve Area (site/project location, Martin County Parcel Control Number, section/township/range, etc);

Date PAMP approved;

Documentation of vegetation changes, including encroachment of exotic vegetation;

Fixed-point panoramic photos of all Preserve Area;

Synopsis of maintenance activities conducted in compliance with the PAMP requirements such as exotic vegetation removal, revegetation, and additional enhancement activities necessary to maintain the Preserve Area;

A timetable for action within 90 days of the report;

A list of all violations of the PAMP; and

Recommendations for remedial actions, with a proposed schedule for the coming year.

Signature/Date: _____

Typed Name/Title:

Company Name (if applicable):

Unofficial Copy

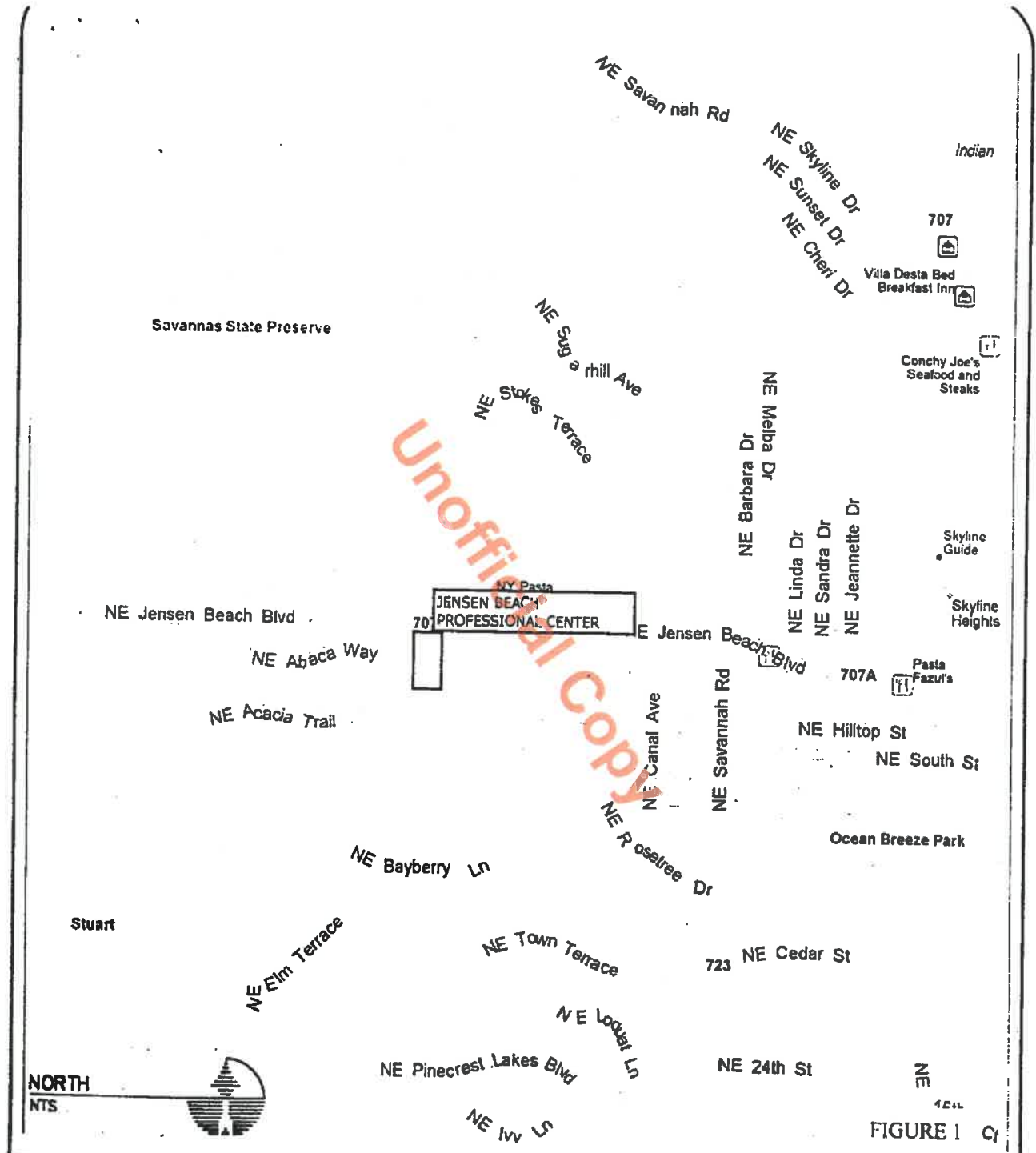



FIGURE 1 C1

<p>LOCATION MAP JENSEN BEACH PROFESSIONAL CENTER FOR: PALM CITY ASSOCIATES, LLC JENSEN BEACH, FLORIDA MARTIN COUNTY, S21 - T37 - R41</p>	 <p>PHILLIP R. JIMRUSTI & ASSOCIATES, INC. ECOLOGICAL ENGINEERS ENVIRONMENTAL CONSULTANTS 12730 S.W. 12th Court DAVIE, FLORIDA 33325 (954) 370-8870</p>	<table border="1"> <tr><td>PROJECT NO.</td><td>414-2</td></tr> <tr><td>COMP. NAME</td><td>JENSEN BEACH</td></tr> <tr><td>FILE NAME</td><td>MAP LOCATION</td></tr> <tr><td>DATE</td><td>7/11/05</td></tr> <tr><td>SHEET 1 OF 1</td><td></td></tr> </table>	PROJECT NO.	414-2	COMP. NAME	JENSEN BEACH	FILE NAME	MAP LOCATION	DATE	7/11/05	SHEET 1 OF 1	
PROJECT NO.	414-2											
COMP. NAME	JENSEN BEACH											
FILE NAME	MAP LOCATION											
DATE	7/11/05											
SHEET 1 OF 1												

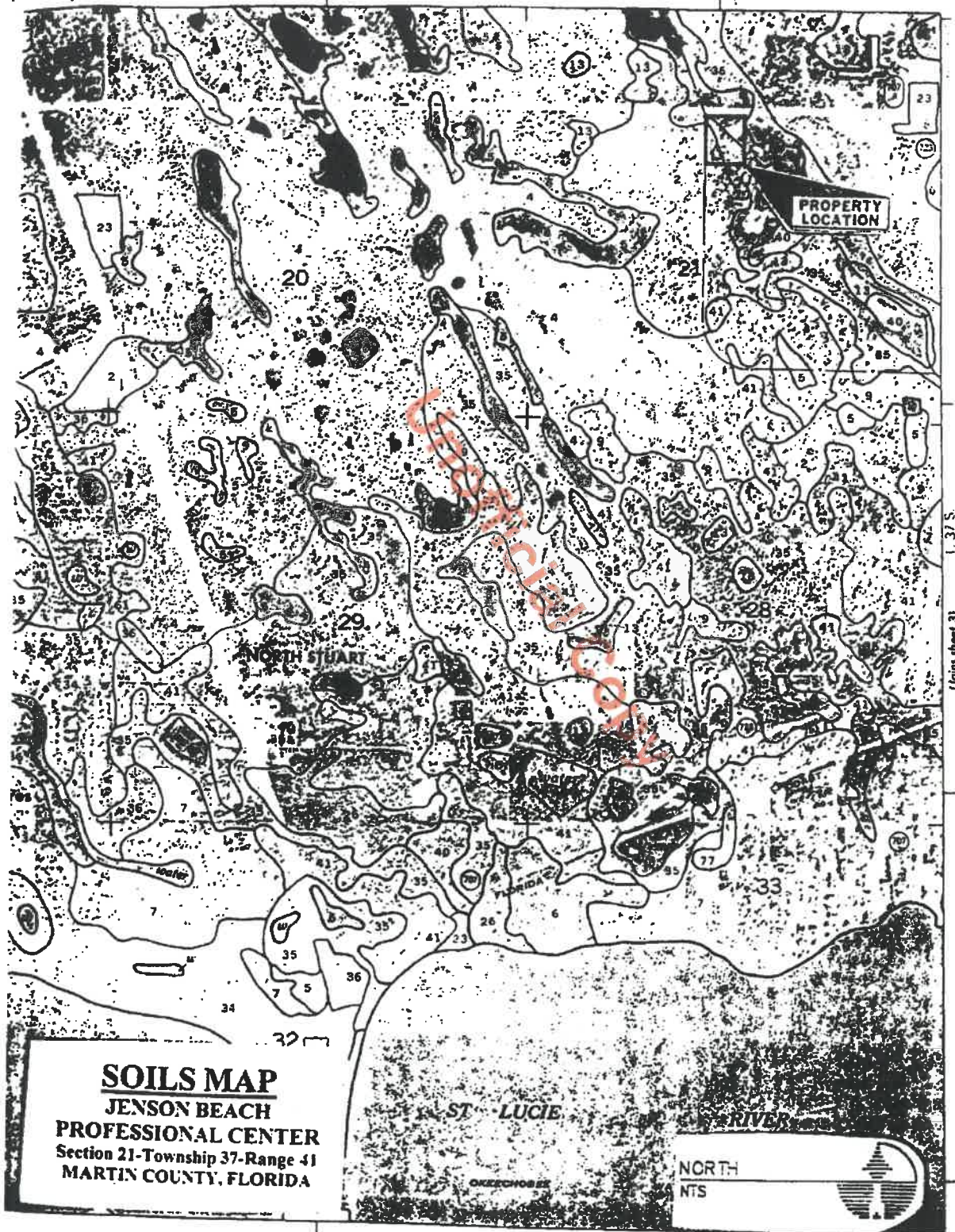
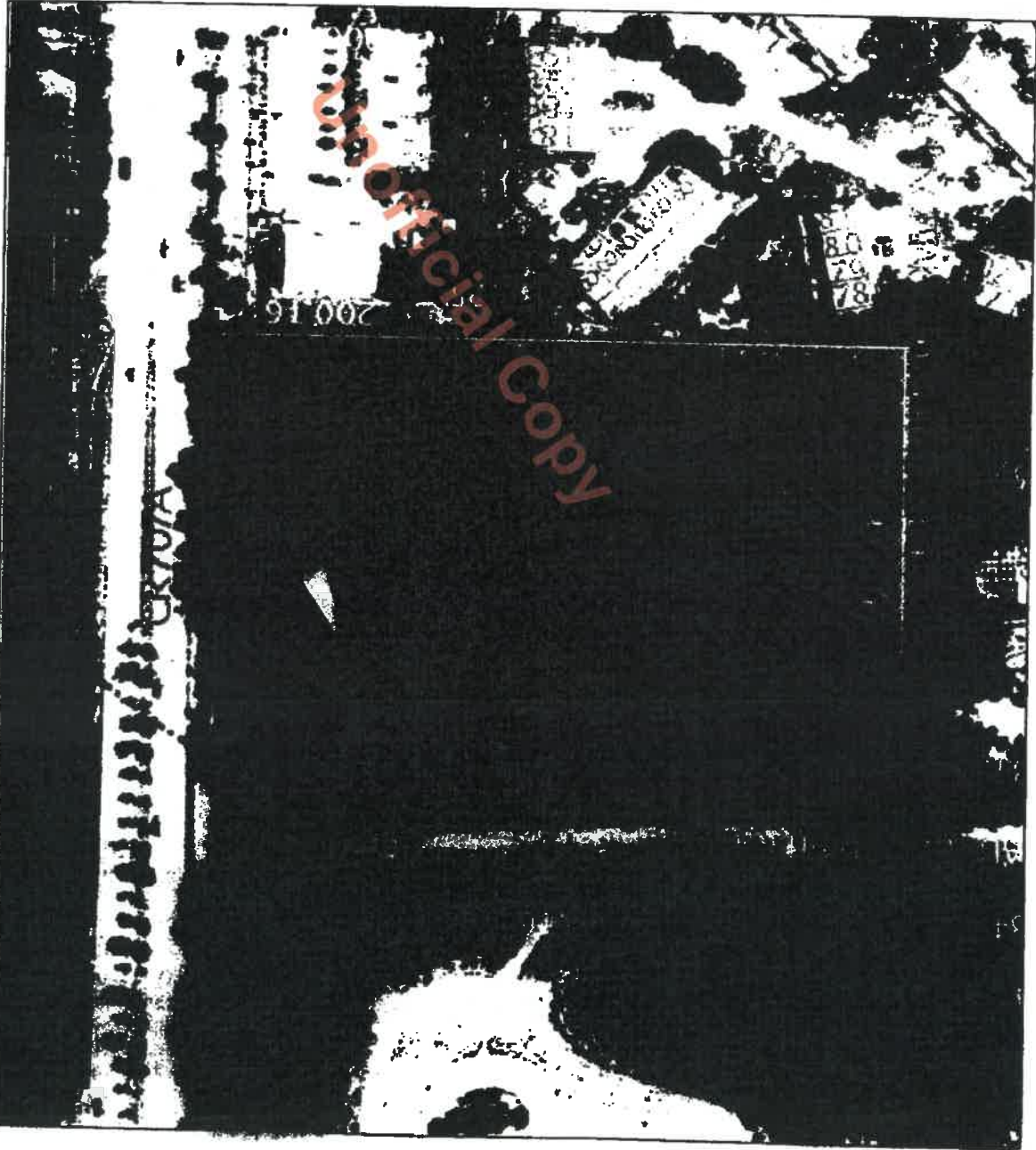


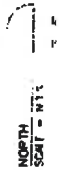
FIGURE 2

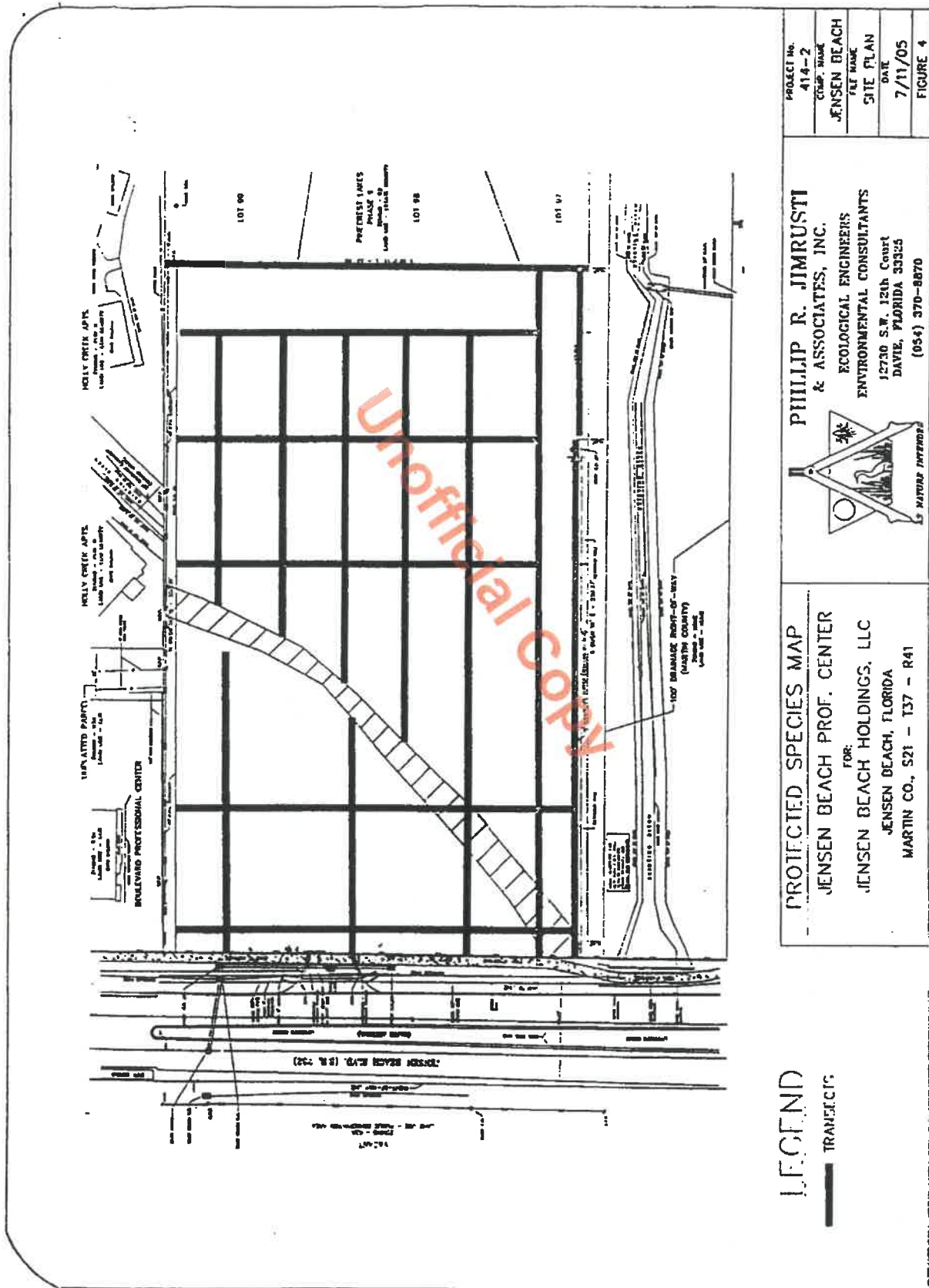
JENSEN BEACH PROFESSIONAL CENTER



MARKS	LEGEND	DESCRIPTION	AREA
411		PINE FLATWOODS	4.18 AC
510		REMNANT OF WARNER CREEK	0.22 AC
		TOTAL AREA	4.40 AC
		REMNANT OF WARNER CREEK	
		UPLAND PRESERVE	1.03 AC
		UPLAND PRESERVE REQUIRED OF EXISTING UPLAND HABITAT	25%
		TOTAL PARCEL SIZE	185,812 SF
		LESS EXIST. FPL EASEMENT	3,488 SF
		TOTAL UPLAND HABITAT	180,313 SF
		THEREFORE PRESERVE REQUIRED	75%
		TOTAL PRESERVE AREA PROVIDED	25.42 (45,489 OR 1.04 AC)

FIGURE 3





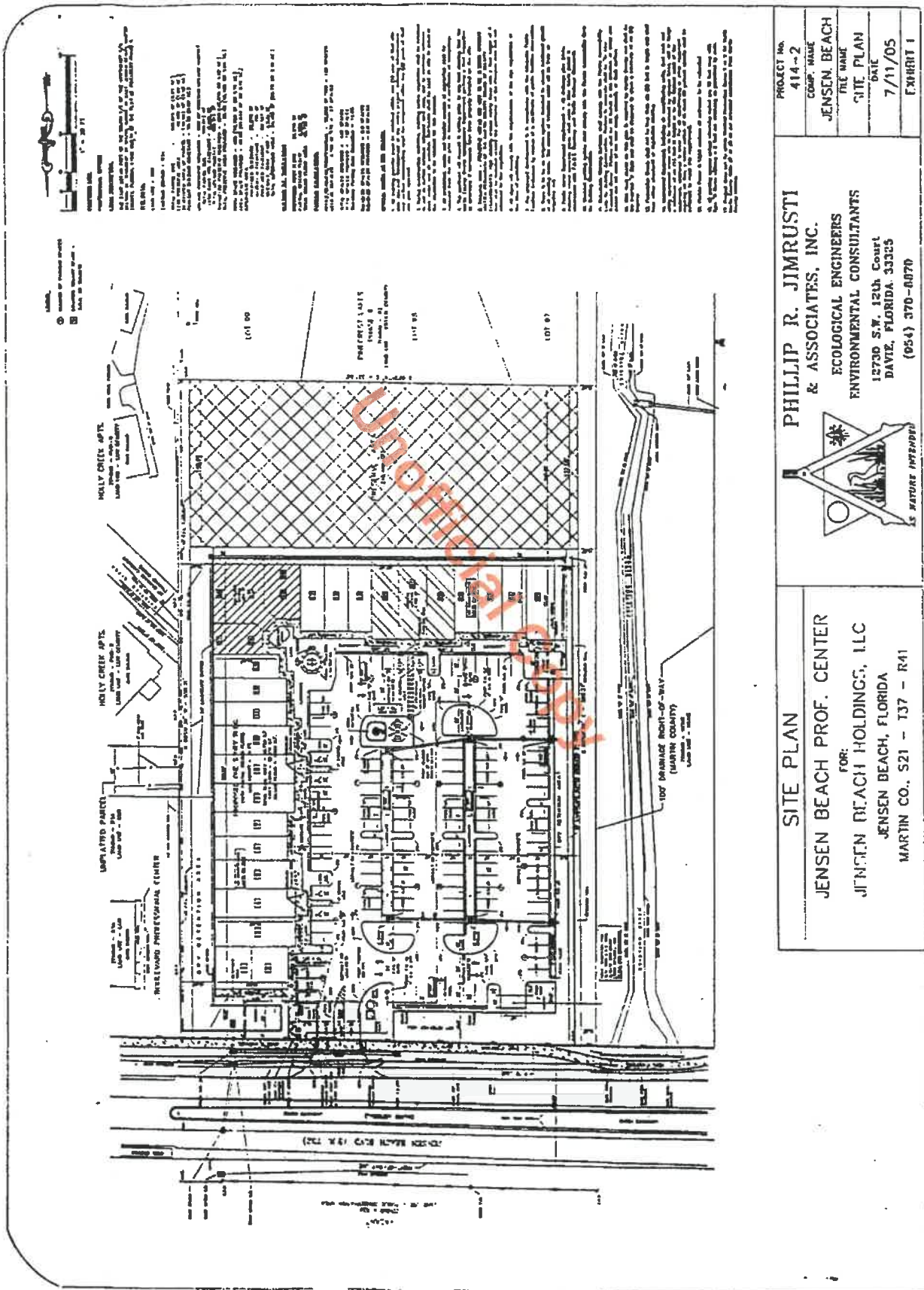
LEGEND
 ——— TRAFFIC

PROTECTED SPECIES MAP
 JENSEN BEACH PROF. CENTER
 FOR:
 JENSEN BEACH HOLDINGS, LLC
 JENSEN BEACH, FLORIDA
 MARTIN CO., S21 - 137 - R41

PHILLIP R. JIMRUSTI
 & ASSOCIATES, INC.
 ECOLOGICAL ENGINEERS
 ENVIRONMENTAL CONSULTANTS
 12730 S.W. 12th Court
 DAVIE, FLORIDA 33325
 (954) 370-8870

Logo: A stylized letter 'A' containing a tree and a sun, with the text 'PHILLIP R. JIMRUSTI & ASSOCIATES, INC.' and 'ENVIRONMENTAL CONSULTANTS' around it.

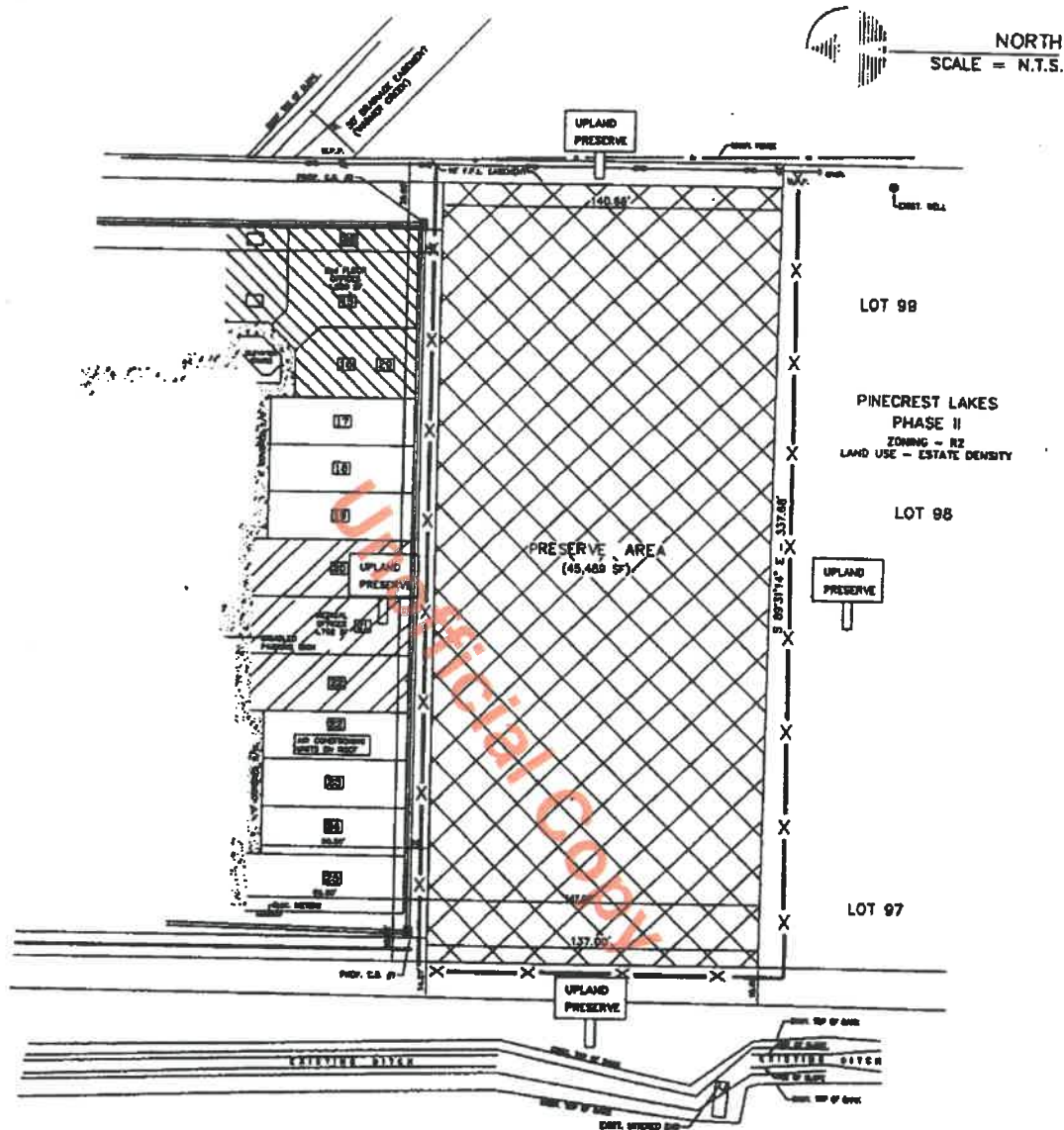
PROJECT No.	414-2
CONTRACT	JENSEN BEACH
FILE NAME	SITE PLAN
DATE	7/11/05
FIGURE	4





PROJECT No.	414-2
COMP. NAME	JENSEN BEACH
FILE NAME	SITE PLAN
DATE	7/11/05
EXHIBIT	1

**PHILLIP R. JIMRUSTI
& ASSOCIATES, INC.**
 ECOLOGICAL ENGINEERS
 ENVIRONMENTAL CONSULTANTS
 12730 S.W. 12th Court
 DAVIE, FLORIDA 33325
 (954) 370-8070

SITE PLAN
 FOR:
JENSEN BEACH PROF. CENTER
JIT'N'EN BEACH HOLDINGS, LLC
 JENSEN BEACH, FLORIDA
 MARTIN CO. 521 - 137 - R41



LEGEND

-  UPLAND PRESERVE SIGN PLACED EVERY 500'
-  4' ORANGE SAFETY FENCE

<p>PRESERVE AREA BOUNDARY JENSEN BEACH PROF. CENTER FOR: JENSEN BEACH HOLDINGS, LLC JENSEN BEACH, FLORIDA MARTIN CO., S21 - T37 - R41</p>	 <p>PHILLIP R. JIMRUSTI & ASSOCIATES, INC. ECOLOGICAL ENGINEERS ENVIRONMENTAL CONSULTANTS 12730 S.W. 12th Court DAVIE, FLORIDA 33325 (954) 370-8870</p>	<p>PROJECT No. 414-2 COMP. NAME JENSEN BEACH FILE NAME BOUNDARY DATE 7/11/05 EXHIBIT II</p>
---	--	---

PRESERVE

AREA

DO NOT DISTURB

PROTECTED UNDER
FEDERAL, STATE AND
COUNTY STATUTES

EXHIBIT III

EXHIBIT D

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

**MARTIN COUNTY, FLORIDA
(REGARDING PARKING RATE ADJUSTMENT APPROVAL FOR
THE JENSEN BEACH PROFESSIONAL CENTER)**

WHEREAS, Jensen Beach Holdings, LLC, submitted an application for a Parking Rate Adjustment pursuant to Section 4.629.A, Land Development Regulations, Martin County Land Code (LDR).

A. Jensen Beach Holdings, LLC, has submitted an application requesting a parking rate adjustment to reduce the amount of required parking from 147 spaces to 126 spaces. The applicant requests a 14.5 % reduction, or 21 spaces.

B. In accordance with Article 4, Section 4.629.A., Land Development Regulations, Martin County Code (LDR), the applicant is requesting a 14.5 percent parking rate adjustment for this site plan. The reason behind the reduction request is related to "Alternative Mode of Transportation". This project is providing Bus Stop location, which can be used by the Martin County Community Coach. In addition, a Gazebo will be constructed at the Bus stop to provide shaded waiting area.

WHEREAS, pursuant to Section 4.629.A of the Martin County Land Development Regulations (LDR), the County Administrator may approve the reduction or increase in required parking of less than 20% for standard developments, as defined in Article 10, LDR.

NOW, THEREFORE, THE COUNTY ADMINISTRATOR HEREBY DETERMINES THAT:

A. A Parking Rate Adjustment for Jensen Beach Professional Center is hereby approved authorizing the applicant to reduce the amount of required parking from 147 spaces to 126 spaces, (a 14.5 % reduction, or 21 spaces).

B. This parking rate adjustment shall be recorded in the public records of Martin County. A copy shall be forwarded to the applicant by the Growth Management Department subsequent to recording.

DATED THIS 11th DAY OF April, 2006.



Duncan Ballantyne
County Administrator

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned person on the date set forth below, who, first being duly sworn, deposes and says under penalties of perjury:

1. That the record property owner(s) of the Real Property described in **Exhibit "A"** to this Affidavit is (are) as follows:

Name	Address
Jensen Beach Holdings, LLC.	2049 SW Poma Drive, Palm City, FL. 34990

(If more space is needed attach separate sheet)

2. That the following is a list of every natural person and entity with any legal or equitable interest in the property (as defined in Section 10.2.B.3. Land Development Regulations, Martin County Code):

Name	Address	Interest
Frank Poma	12212 Riverbend Court Port St. Lucie, FL. 34984	Partner
Kimberly D. Poma	12212 Riverbend Court Port St. Lucie, FL. 34984	Partner
Jason F. Poma	4537 SW Long Bay Drive Palm City, FL. 34990	Partner

(If more space is needed attach separate sheet)

3. That the following is a list of those, who have any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property:

Name	Address	Interest
Advantage Development Group, LLC.	P.O. Box 7324 Golden, CO 80403	See Attached Purchaser Applicant
Jensen Beach Holdings, LLC.	2049 SW Poma Drive, Palm City, FL. 34990	Owner Seller See Attached

(If more space is needed attach separate sheet)

4. That the following is a list of all other applications for which the applicant has an interest as defined in subsection b. and c. of Section 10.2.B.3. Land Development Regulations, Martin County Code currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.

Application Name and/or Project Number	Names & Addresses of Parties involved	Date	Type of Application	Status of Application*
None				

(If more space is needed attach separate sheet)

- Status defined as:
A = Approved

P = Pending
D = Denied
W = Withdrawn

This Affidavit is given for the purpose of establishing compliance with the provisions of Section 10.2.B.3 Land Development Regulations; Martin County Code.

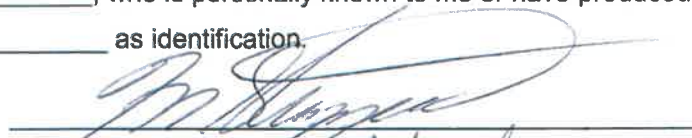
FURTHER AFFIANT SAYETH NOT.

AFFIANT



STATE OF Colorado
COUNTY OF Jefferson

The foregoing Disclosure of Interest Affidavit was sworn to, affirmed and subscribed before me this 19 day of January 2018, by Jeffrey S. Kinder, who is personally known to me or have produced Colorado Driver License as identification.



Notary Public, State of Colorado
Print Name: Mark Stazzone
My Commission Expires: 6/7/2021

(Notary Seal)

MARK STAZZONE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174024040
MY COMMISSION EXPIRES JUNE 7, 2021

Attachment
To
Disclosure of Interest Affidavit

Advantage Development Group, LLC
P.O. Box 7324
Golden, CO 80403

Parties of Interest

Advantage Advisors, LLC, Member
34628 Lyttle Dowdle Dr.
Golden, CO 80403

James C. Wojcik Living Trust, Member
87 Laurel Hill Rd.
Northport, NY 11768

Stephen H. Zagoren, Member
9 Woodpath Dr.
Northport, NY 11768

EXHIBIT A

Advantage Self Storage – Jensen Beach
528 NE Jensen Beach Boulevard 5, Jensen Beach, FL
Parcel ID: 21-37-41-000-000-00244-8 (4.4 acres)

Legal Description

PARCEL A:

THE EAST 337.66 FEET OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 41 EAST, LYING AND BEING IN MARTIN COUNTY, FLORIDA. LESS AND EXCEPT ALL OF PINECREST LAKES PHASE II AND LESS AND EXCEPT ROAD RIGHT OF WAY FOR JENSEN BEACH BOULEVARD.

PARCEL B:

A PARCEL LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 21 OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21 WITH THE SOUTH RIGHT OF LINE OF JENSEN BEACH BOULEVARD, BEING A 100 FOOT RIGHT OF WAY; THENCE S00°09'39"E ALONG THE WEST LINE OF SAID EAST 337.66 FEET A DISTANCE OF 550.27 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PINE CREST LAKES II, AS RECORDED IN PLAT BOOK 8, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°31'14"W ALONG SAID NORTH LINE A DISTANCE OF 15.66 FEET TO AN INTERSECTION WITH THE EAST LINE OF A DRAINAGE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 221, AT PAGE 240 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°10'39"E ALONG SAID EAST LINE A DISTANCE OF 550.24 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD; THENCE S89°31'38"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 12.41 FEET TO THE POINT OF COMMENCEMENT. SAID PARCEL CONTAINING 0.18 ACRES MORE OR LESS.

Prepared By:


Engineering & Planning, Inc.

470

Dated: February 13, 2018

Appendix
Article 10.2.B.3. Article 10, Development Review Procedures;
Land Development Regulations; Martin County Code

10.2.B. Application submittal for development approval. Applications for development approval shall comply with the following described procedures:

1. Initiation. A development application shall be filed with the County Administrator by the owner or other person having a power of attorney from the owner to make the application.
2. Acceptance of the application. A development application will be received for processing on any working day.
3. Verification of property ownership. The documents required below are required prior to an application being determined complete. After the application is determined to be complete, the applicant has a continuing obligation to provide revised documents to reflect any changes to the information provided that may occur before and as of the date of the final public hearing or final action on the application.
 - a. Proof of ownership must be provided for any application for any type of development order. The applicant shall provide a copy of the recorded deed for the subject property, and shall certify any subsequent transfers of interests in the property. If the applicant is not the owner of record, the applicant is required to report its interest in the subject property.
 - b. The applicant must disclose the names and addresses of each and every natural person or entity with any legal or equitable interest in the property of the proposed development, including all individuals, children, firms, associations, joint adventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, limited liability company, professional associations and all other groups or combinations.
 - c. For those entities that are a firm, association, joint adventure, partnership, estate, trust, business trust, syndicate, fiduciary, corporation, limited liability company, professional associations and all other groups or combinations thereof, every natural person or entity that enjoys a legal or equitable interest in property of the proposed development shall be disclosed including but not limited to any partners, members, shareholders, trustees, and stockholders.
 - d. The disclosure required in b. and c. above shall not apply to companies that are publicly traded and to consultants and contractors who may perform professional services or work related to the property.
 - e. In addition, the disclosure must include those having any interest in a contract for sale of the property, or a conveyance of any interest in the property, including but not limited to, real estate brokers and salespersons; and any and all mortgagees of the property.
 - f. The applicant must list all other applications for which they have an interest as defined in subsection b. and c. above that is currently pending before Martin County. The list shall include any development applications, waiver applications, road opening applications, and lien reduction requests.
 - g. Any development order, including applications for Planned Unit Developments which was granted or approved based on false or incomplete disclosure will be presumed to have been fraudulently induced and will be deemed by the Martin County Board of County Commissioners to be void ab initio and set aside, repealed, or vacated.



Engineering & Planning, Inc.

1172 SW 30th Street • Suite 500 • Palm City • Florida • 34990

(772) 286-8030 • www.mackenzieengineeringinc.com

April 9, 2018

Catherine Riiska
Martin County Growth Management
2401 SE Monterey Road
Stuart, FL 34996

Re: Advantage Development Group
Advantage Self Storage – Major Final Site Plan
Notice of Development Sign

Dear Mrs. Riiska:

Please accept this as the certification for the “Notice of Development Application” sign that has been posted on **April 9, 2018**, in accordance and complies with Martin County’s Land Development Review Procedures Section 10.6. – Notice Requirements.

Exhibits A and B contain photographs of the “Notice of Development Application” sign.

If you have any questions, please do not hesitate to contact Shaun Mackenzie at (772) - 834-8909 or shaun@mackenzieengineeringinc.com.

Sincerely,

A handwritten signature in cursive script that reads 'Shaun MacKenzie'.

Shaun G. MacKenzie, P.E.
Transportation Engineer
Florida Registration Number 61751
Engineering Business Number 29013

124001
April 2018
© MacKenzie Engineering and Planning, Inc.
CA 29013

EXHIBIT A



Eastbound View

EXHIBIT B



Westbound View



736 colorado avenue, suite a, stuart, florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

February 28, 2019

Ownership Search

Prepared For: MacKenzie Engineering & Planning, Inc.

We hereby certify that a search has been made of the Martin County Property Appraiser's records regarding a 500 foot area surrounding the following described parcel of land:

See Exhibit "A" attached hereto & made a part hereof.

TAX ID: See Exhibit "B" attached hereto
OWNER: & made a part hereof.
ADDRESS:

The apparent property owners of land surrounding the above referenced property are as follows: (See attached).

A handwritten signature in blue ink that reads 'Karen Rae Hyche'.

Karen Rae Hyche
President



736 Colorado Avenue, Suite A, Stuart, Florida 34994 · phone: (772) 283-5590 fax: (772) 283-5699 email: ptatitle@bellsouth.net

OWNERSHIP REPORT

SEARCH NO. P19-11,436/KRH

THE ATTACHED REPORT IS ISSUED TO MacKENZIE ENGINEERING & PLANNING, INC.. THE ATTACHED REPORT MAY NOT BE RELIED ON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS OWNERSHIP REPORT IS ISSUED PURSUANT TO FLORIDA STATUTE SECTION 627.7843 AND LIABILITY HEREUNDER FOR INCORRECT INFORMATION IS LIMITED TO THE SUM OF \$1,000.00.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of a 500 foot area surrounding subject property. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately. This Report does not include easements, restrictions, notices or other documents not listed above.

This Report does not insure or guarantee the validity or sufficiency of any document attached nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title or as any other form of guarantee or warranty of title. This Report shall not be used for the issuance of any title insurance policy or form.

Use of the term "Report" herein refers to this Ownership Report and the documents attached hereto.

The land referred to herein is described as follows:

See Exhibit "A" attached hereto & made a part hereof.

PRESTIGE TITLE AGENCY, INC.

736 Colorado Ave. Ste. A

Stuart FL 34994

By: Karen Rae Hyche

Karen Rae Hyche

INSTR 1893549
OR BK 02089 PG 0332
Ps 0332 (1pg)
RECORDED 12/05/2005 04:38:34 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 7,700.00
RECORDED BY T Copus (asst mgr)

Prepared by and return to:
Robert S. Kramer, Esq.

Kramer, Sopko & Levenstein, P.A.
853 SE Monterey Commons Boulev
Stuart, FL 34996

File Number: 2335.26
Will Call No.: 80

Parcel Identification No. 21-37-41-000-00244-80000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30th day of November, 2005 between Thomas J. Thomson, a married man whose post office address is 12760 W. North Avenue, Brookfield, WI 53005 of the County of Waukesha, State of Wisconsin, grantor*, and Jensen Beach Holdings, LLC, a Florida limited liability company whose post office address is 12212 Riverbend Court, Port Saint Lucie, FL 34984 of the County of Saint Lucie, State of Florida, grantee*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Martin County, Florida, to-wit:

The East 337.66 feet of the South one-half of the Northwest one-quarter of Section 21, Township 37 South, Range 41 East, lying and being in Martin County, Florida. Less and except all of Pinecrest Lakes Phase II and less and except road right of way for Jensen Beach Boulevard.

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

THIS PROPERTY IS UNDEVELOPED COMMERCIAL PROPERTY AND IS NOT THE HOMESTEAD OF GRANTOR.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Stephanie A. Schwall
Witness Name: Stephanie A. Schwall

Thomas J. Thomson (Seal)
Thomas J. Thomson

Robert S. Kramer
Witness Name: Robert S. Kramer

State of Florida
County of Martin

The foregoing instrument was acknowledged before me this 30th day of November, 2005 by Thomas J. Thomson, who is personally known or has produced a driver's license as identification.

[Notary Seal]

 Robert S. Kramer
My Commission DD156970
Expires November 13, 2006

Robert S. Kramer
Notary Public
Printed Name: Robert S. Kramer
My Commission Expires: _____

Exhibit "A" 1 of 2
DoubleTime

This instrument was prepared by
and should be returned to:

William C. McIntyre, P.A.
CH 83

INSTR # 2215061
OR BK 02458 PG 1924
Pgs 1924 - 1926 (3pgs)
RECORDED 06/10/2010 09:32:33 AM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
RECORDED BY C Hunter

CORRECTIVE QUIT-CLAIM DEED

THIS CORRECTIVE QUIT-CLAIM DEED, executed this 2nd day of June, 2010, by THOMAS J. THOMSON, a married man, first party, whose address is 12760 W. North Avenue, Brookfield, WI 53005, to JENSTEN BEACH HOLDINGS, LLC, a Florida limited liability company, whose address is whose address is 2049 SW Poma Drive, Palm City, FL 34990, second party.

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the said first party, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in Martin County, Florida, to-wit:

See Exhibit A herein.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the use, benefit and behoof of the said second party forever.

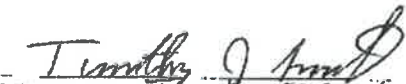
This Deed was prepared and executed without the benefit of a title search.

The foregoing property is undeveloped commercial property and is not now, and never has been, the homestead of the first party.

This Deed corrects the legal description in the Quit-Claim Deed recorded at OR Book 2089, Page 333, public records of Martin County, Florida.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
(Witnesses)


Printed Name: Timothy J. Smith


Thomas J. Thomson



Printed Name: Karen Kurzynski

Exhibit "A"

2 of 2

STATE OF WISCONSIN
COUNTY OF Waushara }

The foregoing Deed was acknowledged before me this 2nd day of June,
2010, by Thomas J. Thomson, who is personally known to me or produced
as identification, and who did take an oath.



Karen A. Kurzynski
Printed name: Karen A. Kurzynski
Notary Public, State of Wisconsin
Commission No.:
My Commission Expires: 7-31-11

Official Copy

EXHIBIT A

A PARCEL LAND BEING A PORTION OF THE SOUTH 1/2 OF SECTION 21 OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT INTERSECTION OF THE WEST LINE OF THE EAST 337.66 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 21 WITH THE SOUTH RIGHT OF LINE OF JENSEN BEACH BOULEVARD, BEING A 100 FOOT RIGHT OF WAY; THENCE S00°09'39"E ALONG THE WEST LINE OF SAID EAST 337.66 FEET A DISTANCE OF 550.27 FEET TO AN INTERSECTION WITH THE NORTH LINE OF PINE CREST LAKES II, AS RECORDED IN PLAT BOOK 8, PAGE 51 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N89°31'14"W ALONG SAID NORTH LINE A DISTANCE OF 15.66 FEET TO AN INTERSECTION WITH THE EAST LINE OF A DRAINAGE RIGHT OF WAY PER OFFICIAL RECORDS BOOK 221, AT PAGE 240 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N00°10'39"E ALONG SAID EAST LINE A DISTANCE OF 550.24 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE OF JENSEN BEACH BOULEVARD; THENCE S89°31'38"E ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 12.41 FEET TO THE POINT OF COMMENCEMENT. SAID PARCEL CONTAINING 0.18 ACRES MORE OR LESS.

NOV 30 2005 10:23AM 561 296 0257

NO 1256 P. 4/5

This Instrument Prepared by and Return to:
Drennen L. Whitmire, Jr., Esquire
HAILE, SHAW & PFAFFENBERGER, P.A.
249 Royal Palm Way, Suite 501
Palm Beach, Florida 33480
PCN # _____

INSTR # 1893550
OR BK 02089 PG 0333
Pgs 0333 - 3347 (2pgs)
RECORDED 12/05/2005 04:38:34 PM
MARSHA EWING
CLERK OF MARTIN COUNTY FLORIDA
DEED DOC TAX 0.70
RECORDED BY T Coeus (asst mcr)

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 30th day of November, 2005, by

Thomson
THOMAS J. THOMPSON whose post office address is 340 Jensen Beach Blvd., Jensen Beach, FL 34957-4625, Grantor, and

JENSEN BEACH HOLDINGS, LLC, a Florida limited liability, grantee

whose post office address is 12212 Riverbend Court, Port St. Lucia, FL 34984

(Where used herein the terms "Grantor" and "Grantee" include all parties to this instrument and their heirs, legal representatives, successors and assigns)

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$10.00, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, do hereby remise, release and quit-claim unto the Grantee and its heirs, legal representatives, successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described real property, situate, lying and being in the County of Martin, State of Florida, to wit:

The Westerly 13.00 feet of the East 350.18 feet of the South One-Half of the Northwest One-Quarter, Section 21, Township 37 South, Range 41 East, Martin County, Florida.

This is undeveloped commercial property and is not homestead property.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Stephanie A. Schwall
Printed Name: Stephanie A. Schwall

RS/Travis
Printed Name: RS/Travis

Thomson
THOMAS J. THOMPSON
Thomson


FOR REF.

NOV 30, 2005 10:23AM 561 296 0257

NO. 4256 P. 5/5

STATE OF FLORIDA)
)ss.
COUNTY OF Martin)

The foregoing instrument was acknowledged before me this 30th day of November, 2005, by THOMAS J. THOMPSON. Such person is personally known to me or who has produced a Florida driver's license as identification and did not take an oath.



NOTARY PUBLIC
Printed Name of Notary: R. S. Kramer
Commission No.: _____
Commission Expiration: _____

(NOTARIAL SEAL)



Robert S Kramer
My Commission DD156970
Expires November 13, 2006

FILED at: 561 POMA WILSON BEACH HOLDINGS, LLC Doc. 57 Thompson 11-30-05.wpd

Unofficial Copy

Martin County, Florida - Laurel Kelly, C.F.A

generated on 2/26/2019 2:57:44 PM EST

Summary

Parcel ID	Account #	Unit Address	Market Total Value	Website Updated
21-37-41-000-000-00244-8	1940	528 NE JENSEN BEACH BLVD 5, JENSEN BEACH	\$574,990	2/23/2019

Owner Information

Owner(Current)	JENSEN BEACH HOLDINGS LLC
Owner/Mail Address	2049 SW POMA DR PALM CITY FL 34990
Sale Date	12/5/2005
Document Book/Page	<u>2089 0332</u>
Document No.	1893549
Sale Price	1100000

Location/Description

Account #	1940	Map Page No.	N-21A
Tax District	6006	Legal Description	E 337.66' OF S 1/2 OF NW 1/4 (LESS N 50' R/W & PLATTED AREA PINECREST LAKES PH II)
Parcel Address	528 NE JENSEN BEACH BLVD 5, JENSEN BEACH		
Acres	4.4000		

Parcel Type

Use Code	1000 Vacant Commercial
Neighborhood	20300 Jensen Beach Blvd

Assessment Information

Market Land Value	\$574,990
Market Improvement Value	
Market Total Value	\$574,990

Exhibit "B"

City of Stuart
121 SW Flagler Ave.
Stuart FL 34994

Town of Ocean Breeze
PO Box 1025
Jensen Beach FL 34958

State of Florida/THITF Rec & Parks
3900 Commonwealth Blvd.
Tallahassee FL 32399

State of Florida/THITF
3900 Commonwealth Blvd.
Douglas Bldg.
Tallahassee FL 32399-3000

Pinecrest Lakes & Parks Inc.
PO Box 883
Jensen Beach FL 34958

Paul C. Jr. & Rosalie Genereux
392 NE Abaca Way
Jensen Beach FL 34957

Joshua R. & Jamie E. Grau
418 NE Abaca Way
Jensen Beach FL 34957

Morrow Family Rev. Living Trust
547 NE Abaca Way
Jensen Beach FL 34957

Diane Tozzi
521 NE Abaca Way
Jensen Beach FL 34957

Martienus Thomas Warmenhoven
Anne Flory Versnel
4198 NW Burr Oak Ct.
Jensen Beach FL 34957

John P. & Li-Juan Simpson
469 NE Abaca Way
Jensen Beach FL 34957

Felipe Antonio Castillo-Meireles
443 NE Abaca Way
Jensen Beach FL 34957

Dale M. & Betty L. Forbes
417 NE Abaca Way
Jensen Beach FL 34957

Robert & Lynn Hill Rance Bassett
391 NE Abaca Way
Jensen Beach FL 34957

Allen Randall Sr. & Bonnie Lynn
Schocken
3021 NE Pinecrest Lakes Blvd.
Jensen Beach FL 34957

Trinity United Methodist Church
of Jensen
2221 NE Savannah Rd.
Jensen Beach FL 34957

James P. Sr. & Susan G. Prescott
464 NE Acacia Pl.
Jensen Beach FL 34957

Leanne & Martha L. Smith
463 NE Acacia Pl.
Jensen Beach FL 34957

Francis E. Wallace
Yvette C. Bushey
433 NE Acacia Pl.
Jensen Beach FL 34957

Leonard M. Holtzman
350 NE Town Terr.
Jensen Beach FL 34957

John W. II & Lora L. Shaffer
330 NE Town Terr.
Jensen Beach FL 34957

Brian M. & Phyllis M. Foley
310 NE Town Terr.
Jensen Beach FL 34957-6803

Thomas A. Wells
300 NE Town Terr.
Jensen Beach FL 34957

Mary Salamis
301 NE Town Terr.
Jensen Beach FL 34957

Steven Goodman
Jordan Ford
311 NE Town Terr.
Jensen Beach FL 34957

Michael W. Rupprecht (Tr)
28 Marsala Way
Napa CA 94558

Ted Glasrud Assoc. FL LLC
759 SE Federal Hwy. #217
Stuart FL 34994

Lody of Martin County Inc.
PO Box 990
Stuart FL 34995

Holly Creek Prop. Owners Assoc.
PO Box 894
Jensen Beach FL 34958

Thomas F. Russo
670 NE Dahoon Terr.
Jensen Beach FL 34957

George R. Jr. Sisto
Robin F. Lemay
658 NE Dahoon Terr.
Jensen Beach FL 34957

Robert J. Graziano
634 NE Dahoon Terr.
Jensen Beach FL 34957

Marc & Patricia Aleonard
10 Rue Du Tir
Carrieres Sur Seine 78420
FRANCE

Joyce L. Corvino
598 NE Dahoon Terr.
Jensen Beach FL 34957

Ronadi G. & Margaret D. Dube
599 NE Dahoon Terr.
Jensen Beach FL 34957

Ingrid Hunt
611 NE Dahoon Terr.
Jensen Beach FL 34957

Robert S. & Michele R. Beneville
Michael F. Beneville
162 Cockenoe Ave.
Babylon NY 11702

Kimberly S. Nicholas
635 NE Dahoon Terr.
Jensen Beach FL 34957

T. Hope Heff Rev. Trust
647 NE Dahoon Terr.
Jensen Beach FL 34957

Jeffrey A. Watson
659 NE Dahoon Terr.
Jensen Beach FL 34957

Alfonso & Arlene J. Barrios
San Agustin Casa F06 Zona 4
Condado El Naranjo Condominio
Mixco 01004 GUATEMALA

Joyce Jean Kittelberger (Tr)
233 Wardwell Rd.
Mineola NY 11501

Jeanne Barbara Suffill
3240 NE Holly Creek Dr.
Jensen Beach FL 34957

Robin A. Slocum
3275 NE Holly Creek Dr.
Jensen Beach FL 34957

Antoinette A. Knittel
3273 NE Holly Creek Dr.
Jensen Beach FL 34957

Louis & Norma Parco
107 Haviland Dr.
Patterson NY 12563-2169

Alice L. Delevante
3269 NE Holly Creek Dr.
Jensen Beach FL 34957

Richard & Margaret Colombo
1980 NE Hoya Calle
Jensen Beach FL 34957

Thomas J. & Elizabeth Ann Leahy
3265 NE Holly Creek Dr.
Jensen Beach FL 34957

Barbara R. Hagelstein
55 Brookstone Dr.
Voorhees NJ 08043

Sally O'Hare (Tr)
Margaret Slayter (Tr)
1606 Frazee Dr.
Manasquan NJ 08736

Andrew A. Chua
3255 NE Holly Creek Dr.
Jensen Beach FL 34957

David G. & Heather S. Kostka (Tr)
75 Blackbriar Dr.
Colts Neck NJ 07722

Joyce C. Snodgrass
3251 NE Holly Creek Dr.
Jensen Beach FL 34957

Secretary of Housing & Urban
Dev.
451 7th St. SW
Washington DC 20410

Peter P. Jr. & Edith Meier Nuzio
696 NE Wax Myrtle Way
Jensen Beach FL 34957

Salvatore & Barbara Carrillo
61 Swing Ln.
Levittown NY 11756

Pamela & Paul Craig
692 NE Wax Myrtle Way
Jensen Beach FL 34957

Phyllis Matfler
690 NE Wax Myrtle Way
Jensen Beach FL 34957

David Guy Power
686 NE Wax Myrtle Way
Jensen Beach FL 34957

Robyn R. Schneider
684 NE Wax Myrtle Way
Jensen Beach FL 34957

Charles B. & Jacob E. Hummel
118 Willa Nueva Pl.
Palm Beach Gardens FL 33418

Lisa Marie Vilardi
680 NE Wax Myrtle Way
Jensen Beach FL 34957

Nancy Ann Coppola
656 NE Wax Myrtle Way
Jensen Beach FL 34957

Stephen E. Malia
28 Jersey Ave.
Portland ME 04103

Patricia A. Gallivan
652 NE Wax Myrtle Way
Jensen Beach FL 34957

Clifford J. & Paula Haug
1207 Glen Burnie Rd.
Delhi NY 13753

Peter & Cynthia Ammirati
150 Exter St.
Staten Island NY 10308

Gabriel & Florence Liotta
634 NE Wax Myrtle Way
Jensen Beach FL 34957

John Merendino
632 NE Wax Myrtle Way
Jensen Beach FL 34957

Janell Denae Kroeger
630 NE Wax Myrtle Way
Jensen Beach FL 34957

Evo C. & Joan E. Alberti
32 Darling Rd.
Plymouth MA 02360

Kathleen J. Walsh
626 NE Wax Myrtle Way
Jensen Beach FL 34957

Raymond A. & Beverly M. Laird
616 NE Wax Myrtle Way
Jensen Beach FL 34957

Victor & Jean Veltidi
22 Adrienne Dr.
New City NY 10956

Joann E. Donovan
631 NE Wax Myrtle Way
Jensen Beach FL 34957

Jennifer J. Strauss Rev. Trust
633 NE Wax Myrtle Way
Jensen Beach FL 34957

Allison Scullin
635 NE Wax Myrtle Way
Jensen Beach FL 34957

Anna Kirshner
427 NE Ficus Terr.
Jensen Beach FL 34957

Greta C. Thomas
657 NE Wax Myrtle Way
Jensen Beach FL 34957

Lisa Cooley
655 NE Wax Myrtle Way
Jensen Beach FL 34957

Anthony J. III & Shannon E.
Marciano
653 NE Wax Myrtle Way
Jensen Beach FL 34957

Frank Bavone
651 NE Wax Myrtle Way
Jensen Beach FL 34957

Cassandra & R.B. Jr. Reed
661 NE Wax Myrtle Way
Jensen Beach FL 34957

Deborah J. Ecott
1102 SE Mitchell Ave. #105
Port St. Lucie FL 34952

Dusti Preston
665 NE Wax Myrtle Way
Jensen Beach FL 34957

Anthony J. & Kathleen M.
Queenan
22407 Silvermist Ln.
Katy TX 77494

Carmen Flores
675 NE Wax Myrtle Way
Jensen Beach FL 34957

Kathryn Albert
681 NE Wax Myrtle Way
Jensen Beach FL 34957

Karen M. Olsen
683 NE Wax Myrtle Way
Jensen Beach FL 34957

Donna M. Deutsch
685 NE Wax Myrtle Way
Jensen Beach FL 34957

Jonathan & Jelisse M. Arroyo
691 NE Wax Myrtle Way
Jensen Beach FL 34957

Renilde C. Campos
2017 SW Kasim Terr.
Port St. Lucie FL 34953

Daniel A. Rafferty
695 NE Wax Myrtle Way
Jensen Beach FL 34957

Phyllis J. Dimmick
697 NE Wax Myrtle Way
Jensen Beach FL 34957

SAMPLE LETTER TO SURROUNDING PROPERTY OWNERS

(month) (day), (2019)

(addressee from the certified property owners list)
(address)

Subject and Location: Advantage Self Storage Jensen Beach Revised Major Final Site Plan (J040-011) Jensen Beach Holdings, LLC, requests approval of a Revised Major Final Site Plan, for the development of 93,900 square-feet of residential storage within three buildings with associated infrastructure on 4.44 acres located at 528 NE Jensen Beach Blvd in Jensen Beach, on the south side of NE Jensen Beach Blvd approximately 700 feet east of NE Pinecrest Lakes Blvd.

Dear *(property owner)*:

As a landowner within 500 feet of the property identified in the above description and shown on the map attached to this letter, please be advised that consideration of a Major Final Site Plan approval as noted above will occur at two public hearings.

The date, time and place of the scheduled hearings are as follows:

Time and Date: **LOCAL PLANNING AGENCY**
7:00 P.M., or as soon after as the matter may be heard, on
Thursday, March 21, 2019

Time and Date: **BOARD OF COUNTY COMMISSIONERS**
9:00 A.M., or as soon after as the matter may be heard, on
Tuesday, April 23, 2019

Place: Martin County Administrative Center
2401 S.E. Monterey Road
Stuart, Florida 34996

All interested persons are invited to attend and be heard. Persons with disabilities who need an accommodation in order to participate in this proceeding are entitled, at no cost, to the provision of certain assistance. This does not include transportation to and from the meeting. Please contact the Office of the County Administrator at (772) 221-2360, or in writing to 2401 S.E. Monterey Road, Stuart, FL 34996, no later than three days before the hearing date. Persons using a TDD device, please call 711 Florida Relay Services.

When attending a public hearing, a member of the public may speak during the public comment portion of the public hearing. A person may also participate in the public meeting as an Intervenor. An Intervenor may ask questions of the staff, applicant and give testimony on the subject of the public hearing. In order to be an Intervenor, a person must qualify to receive

mailed notice of the subject application in accordance with Section 10.6.E., Land Development Regulations, Martin County Code. In addition, an Intervenor must file a form of intent with the County Administrator not less than 7 days prior to the meeting. No fee will be assessed on Intervenor. If the Intervenor is representing a group/association, he/she must file a letter on official letterhead signed by an authorized representative of the group/association, stating that he/she is authorized to speak for the group. Forms are available on the Martin County website www.martin.fl.us.

If any person decides to appeal any decision made with respect to any matter considered at the meetings or hearings of any board, committee, agency, council or advisory group, that person will need a record of the proceedings and, for such purpose, may need to insure that a verbatim record of the proceedings is made, which record should include the testimony and evidence upon which the appeal is to be based.

For further information, please call the Growth Management Department at 772-288-5495. All written comments should be sent to Catherine Riiska, Principal Planner, (e-mail: criiska@martin.fl.us) or 2401 SE Monterey Road, Stuart, FL 34996. Copies of the item will be available from the Growth Management Department. This document may be reproduced upon request in an alternative format by contacting the County ADA Coordinator 772-320-3131, the County Administration Office 772-288-5400, Florida Relay 711, or by completing our accessibility feedback form at www.martin.fl.us/accessibility-feedback.

Sincerely,

(applicant's name)

Attachment: Location Map

LOCAL PLANNING AGENCY MEETING
Martin County Commissioner Chambers
2401 S.E. Monterey Road
Stuart, Florida 34996

MEETING MINUTES- March 21, 2019

Present:

Chairman Jim Moir
 Vice Chairman..... Scott Watson
 Agency Members William J. Flanagan
 Agency Members..... Don Foley, III

Absent:

..... Cindy Hall

School Board Liaison Kimberly Everman

Staff Present:

Acting County Attorney Krista Storey
 Growth Management Department:
 Principal Planner Catherine Riiska
 Deputy Director, Development Review Division Paul Schilling
 Agency Recorder..... Mary Holleran

1. CALL TO ORDER

The meeting was called to order at 7:00 pm by Jim Moir, Chairman. A quorum was noted.

2. CONSENT AGENDA

A. Approval of Consent Agenda/Minutes of February 21, 2019

* **MOTION – MOVED** by Mr. Foley to approve the Consent Agenda and Minutes of the LPA meeting of February 21, 2019.

** **SECONDED** by Mr. Flanagan **Carried UNANIMOUSLY**

3. UNFINISHED BUSINESS – None

4. NEW BUSINESS

A. Public Hearings

1. Summerland Place, LLC (S259-002) (Quasi-Judicial) – Request by Summerland Place, LLC, for a zoning change from the current R-3, Multiple-Family Residential District, to the RM-10, High Density Residential District for an approximately 2.0 acre subject site located on the west side of SE Morningside Drive approximately 525 feet south of the intersection of SE Morningside Drive and SE Federal Highway in Stuart, Fl. Included is a request for a Certificate of Public Facilities Exemption.

Requested by: Shaun G. MacKenzie, MacKenzie Engineering & Planning, Inc.

Presented by: Catherine Riiska, M.S., P.W.S., Principal Planner, Growth Management Dept.

*** Ex Parte Communication Disclosures – None

*** Interveners – None

*** Ms. Riiska provided a copy of Staff Report and Agenda Materials, and a copy of her resume and professional experience

*** Return Receipts were provided by the applicant

*** All individuals wishing to speak on this request were sworn in (S/I)

Ms. Riiska (S/I) reviewed the applicant's request for a proposed zoning district change from the R-3, Multiple Family Residential to RM-10, High Density Residential District. The land use designation for the vacant property on the Future Land Use Map (FLUM) is High Density Residential and the current R-3, Multiple Family Residential is not consistent with the High Density Residential land use policies of the CGMP, therefore the request to rezone is considered mandatory.

There are two standard zoning districts available to implement the high density land use policies of the CGMP, RS-10, High Density Residential and RM-10, High Density Residential. The Planned Unit Development (PUD) District is also an available option. Tables (Pg. 2/17) showing permitted uses in the categories were provided. Standards for amendments to the Zoning Atlas consistent with the LDRs, pursuant to Policy 4.4A.1, CGMP, were provided (pg. 8/17).

A Location Map, an aerial of the subject site, an aerial of the adjacent communities, and a Zoning Map and Future Land Use Map were displayed. The subject site has been designated for High Density Residential land use goals (pgs. 10 & 11/17). Based on findings and analysis staff recommends the requested RM-10 High Density Residential zoning as the most appropriate zoning.

Mr. Foley confirmed that RM-10 and RS-10 both allow high density. Ms. Riiska concurred and added that both allow 10 units/per/acre and the difference is RS-10 requires Single Family and RM-10 allows both.

Mr. Moir questioned some of the land uses on adjacent properties. Ms. Riiska displayed the surrounding neighborhoods with duplex, quad-plex, single family, and multi-family.

The Applicant:

Shaun G. MacKenzie, MacKenzie Engineering & Planning, Inc., *** provided the Return Receipts.

Mr. MacKenzie indicated it was a pleasure working with staff and he looked forward to working on the project. He concurred with staff's finding of approval for the requested rezoning.

Public Comments/Questions:

Beth Priddy, President of the Southern Pines HOA, indicated a problem with the intersection traffic at the entrance to Morningside Drive which will increase with this development; another problem is the drainage and flooding in the parking lot, their homes are on septic and she asked if the project will be on a septic system, the two story buildings will add to this problem. Also some of their improved drainage now drains into their proposed construction area.

Ms. Riiska indicated the project was in the PUSD and they would have to hook up; however this is a rezoning request and it does not authorize any development at this site without providing complete compliance with Martin County LDRs and the CGMP, for drainage, the environment, water and sewers and the traffic impact.

Mr. MacKenzie addressed Ms. Priddy's concerns and agreed with Ms. Riiska on the issues that will require compliance. Ms. Riiska recalled the discussion for the project to hook up to water and sewers.

Public Comments: - No further comments

LPA Comments: - No further discussion

* **MOTION – MOVED** by Mr. Watson to accept staff's recommendation of approval.

** **SECONDED** by Mr. Flanagan **CARRIED – UNANIMOUSLY**

Mr. Moir addressed the public and recommended they attend and participate at future meetings and get their questions answered.

2. **Advantage Self Storage (J040-011) (Quasi-Judicial)** Request by Jensen Beach Holdings, LLC, for approval of a Revised Major Final Site Plan for the development of 92,700 square feet of residential storage within three buildings with associated infrastructure on 4.44 acres. The site is located at 528 NE Jensen Beach Blvd. In Jensen Beach, on the south side of NE Jensen Beach Boulevard approximately 700 feet east of NE Pinecrest Lakes Blvd. Included is a request for a Certificate of Public Facilities Reservation.

Requested by: Terence McCarthy, McCarthy, Summers Bobko et al

Presented by: Catherine Riiska, M.S., P.W.S., Principal Planner, Growth Management Dept.

*** Ex Parte Communication Disclosures – None

*** Interveners – None

*** Ms. Riiska provided a copy of Staff Report and Agenda Materials, and a copy of her resume and professional experience

*** Return Receipts were provided by the applicant

*** All individuals wishing to speak on this request were sworn in (S/I)

Ms. Riiska reviewed the request for a revised Major Final Site Plan for a residential storage facility on the south side of NE Jensen Beach Boulevard. The site was originally approved for a commercial project known as Jensen Beach Professional Center, which did not proceed to completion, but it established a preserve area and a PAMP. The current proposal does not propose any changes to the preserve area or its management plan (PAMP) and the Development Order will include a condition to ensure compliance with those previously approved documents.

The site consists of two parcels with a future land use designation of Commercial/Office/Residential (COR) and the existing zoning is COR-1. The proposed use for the residential storage facility is a permitted use within the Site Plan use and the Zoning District.

Currently the proposed project consists of one two-story climate controlled building adjacent to Jensen Beach Boulevard and two one-story buildings in the rear of the property for a total of 92,700 sq. ft. of gross floor area, along with related site infrastructure. The project is located in the PUSD and will be serviced by Martin County Utilities for water and waste water services.

The applicant has proposed a reduced parking rate and has provided a Parking Rate Adjustment Analysis for consideration. The reduction is minor, and is believed to be only one space reduction from the allowable threshold.

The application has been reviewed and is recommended for approval by staff. In addition to the application demonstrating compliance with the applicable Land Use and Zoning materials, the application has also demonstrated compliance with the Commercial Design Standards, landscape buffering material requirements, and applicable CGMP requirements, and includes architectural requirements specific to residential storage.

The Development Review Team has evaluated the proposed project and all plans and materials and all the procedures of Article 10 and the LDRs and has found the proposed revised Final Site Plan does meet the applicable requirements of the Martin County Code, CGMP, and the LDRs. Staff recommends the application for Advantage Self Storage, Jensen Beach Holdings, LLC request to be recommended for approval by the LPA.

The Applicant:

Terence McCarthy, McCarthy, Summers, Bobko et al, representing the applicant, recalled that a year ago they changed the zoning on this property. Since that time the applicant has made an application for a Self-Storage facility. After application is made and reviewed by staff to comply with the County's LDRs and CGMP, a full report of compliance must go to the BoCC. Mr. McCarthy referred to (staff report pg. 2/17) of staff findings and conclusions of all the review agencies to determine and satisfy compliance.

Mr. McCarthy introduced Mike Sanchez, Management Land Development, Land Planner for the project to provide insight into the project. Mr. Sanchez presented a PowerPoint display of the Project Site, adjacent properties, a copy of their previous approval for zoning, re-zoning from R3-A to COR-1. The proposed residential storage facility includes 92,700 sq. ft., with 3 climate controlled buildings. The residential storage units are designed as small modules for residential clients. Commercial clients are prohibited. Also displayed were the parking lot and the 1.6 acre preserve. Architectural design slides of all the buildings, details of the buildings materials, proposed lighting, and the permanent opaque fence around the entire site.

Technical aspects of the Site Plan were provided, including small parking lots, a Right-in and a Right-out, Safety, and loading spaces. The 1.06 acre preserve will be cleaned up and maintained, total open space was detailed, and the traffic impact during peak hours was provided. Additional details of the architectural design of the facility were displayed. Mr. Sanchez agreed with staff's report and concluded his presentation.

LPA Comments /Questions:

Mr. Foley had questions about lighting, 24-7 access and security, and said Mr. Sanchez answered all of them.

Mr. Flanagan questioned the view from the west buffer, and that the 30 ft. requirement height of the building will have residents looking at roof tops. He asked about lighting and an aerial view was displayed that showed proposed parking. The drainage easement needed additional buffering.

Mr. Moir indicated that the Holly Creek side shows an opaque fence on the east side and their view is of the opaque fence and that should have a buffer between the residential neighborhoods. He was concerned with a fence running all along the property line. He confirmed the fence surrounded the PAMP. Mr. Sanchez indicated the large trees will provide additional buffering as they grow.

Mr. Watson was pleased to see the unique architectural design detail provided for the storage facility. Mr. Flanagan concurred.

The Public:

Thomas Russo, 670 NE Dahoon Terrace, was concerned with COR zoning, it will be a 30 ft. 3-story commercial building, it is out of character with the residential neighborhoods surrounding it, and he asked about the hours of operation and what can be stored in the units, the traffic, the fence is high for adjacent residents. His lot is #116 on the cul de sac.

Margaret Slater, 3261 NE Holly Creek Dr., represents Holly Creek on the Board, is concerned about the buffering distance on the line, #187 (lot) is right on the line, another unit further down is 10 ft. away, and they hope to see buffering as soon as possible and would like to be assured their privacy is maintained. She was concerned about a gopher tortoise sighting, as well as the other wildlife.

Eddie Arguelles, 301 NE Town Terrace purchased property south of the applicant's property and questioned how the PAMP is managed, if the landscaping would be removed during construction and affect their location. Mr. Moir explained the PAMP was governed and managed by an agreement and exotics would be removed to return the site to its natural state in perpetuity.

Dave Kostka, 3253 NE Holly Dreek Drive, complimented the design of the building, he had concerns about buffering and lighting – and asked if the will lighting be on 24- hrs. daily, and how many and what height the trees will be that buffer along the property to block the area view from Holly Creek.

Paul Genereux, 392 NE Abaca Way, complimented the architectural design of the buildings and was pleased to see a nice storage facility. He asked staff for a copy of the presentation.

Ms. Riiska indicated that all copies are made public and she would be happy to provide any information to him, as well as to any other members of the public. Many of the graphics shown in tonight's presentation could be made available by contacting Ms. Riiska.

Mr. Moir followed up on the question about the size of the tree landscaping buffer. Mr. Sanchez indicated there are several types of trees and the size would vary between 10 ft., 14 ft., and 16 ft., in height and the landscaping buffer has to be installed before the first Certificate of Occupancy is issued. The wall should be installed later in the construction phase, probably toward the last end of the project. Mr. Moir reiterated the concern of impact on the one resident that was only 10 feet away. Mr. Sanchez committed to looking at that issue and addressing it at the BoCC meeting.

Mr. Watson commended the applicant for a nice job. Mr. Moir agreed they had gone to a great extent with a feel for the right facility. However, if you were a neighbor the wall would be a great concern as well as project construction in your backyard.

* **MOTION – MOVED** by Mr. Watson to approve staff recommendation of the application for Advantage Self Storage, Jensen Beach Holdings, LLC request to be recommended for approval by the LPA.

** **SECONDED** – by Mr. Foley **CARRIED UNANIMOUSLY**

B. Requests and Presentations - None

5. COMMENTS

a. **Public** - None

b. **Staff** – Ms. Storey advised the next LPA meeting will be held on Thursday, April 4, 2019 at 7:00 pm. There are a few items on the agenda and the Treasure Coast Classical Academy will be heard.

c. **Members** - None

6. ADJOURN

There was no further business. The meeting was adjourned at 8:20 pm.

Recorded and Prepared by:

Approved by:

Mary F. Holleran, Agency Recorder

Jim Moir, Chairman

Date

This document may be reproduced upon request in an alternative format by contacting the Martin County ADA Coordinator at (772) 320-3131, the County Administration Office (772) 288-5400, Florida Relay 711, or by completing our accessibility feedback form at 333.martin.fl.us/accessibility-feedback.

Prepared By:
Martin County Growth Management Department
2401 S.E. Monterey Road
Stuart, FL 34996

[blank space above reserved for recording information]

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA
DEVELOPMENT ORDER**

RESOLUTION NUMBER _____

**[REGARDING DENIAL OF MAJOR DEVELOPMENT REVISED FINAL SITE PLAN
FOR ADVANTAGE SELF STORAGE JENSEN BEACH PROJECT]**

WHEREAS, this Board has made the following determinations of fact:

1. Jensen Beach Holdings, LLC, submitted an application for revised final site plan approval for the Advantage Self Storage Jensen Beach project (J040-011), located on lands legally described in Exhibit A, attached hereto.
2. The Local Planning Agency considered the application at a public hearing on March 21, 2019. The LPA's recommendations were forwarded to the Board of County Commissioners for consideration.
3. This Board has considered such recommendations.
4. Upon proper notice of hearing this Board held a public hearing on the application on April 23, 2019.
5. At the public hearing, all interested parties were given an opportunity to be heard.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARTIN COUNTY, FLORIDA, THAT:

A. The request for revised final site plan approval for the Advantage Self Storage Jensen Beach project is denied for the following.

B. This resolution shall be recorded in the public records of Martin County. A copy of this resolution shall be forwarded to the applicant(s) by the Growth Management Department subsequent to recording.

DULY PASSED AND ADOPTED THIS 23RD DAY OF APRIL, 2019.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
MARTIN COUNTY, FLORIDA

BY: _____
CAROLYN TIMMANN
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: _____
EDWARD V. CIAMPI, CHAIRMAN

APPROVED AS TO FORM & LEGAL SUFFICIENCY:

BY: _____
KRISTA A. STOREY
ACTING COUNTY ATTORNEY

ATTACHMENTS:
Exhibit A, Legal Description

Catherine G. Riiska

COUNTY
EXHIBIT #2

Summary of Qualifications

- PWS (Professional Wetland Scientist) Certification # 2162; Environmental Scientist with experience in multiple applications, including wetland science, hydrology, water quality, and regulatory programs
- Master of Science Degree in Environmental Sciences, Soil and Water Science, Bachelor of Science Degree in Biology
- Member of American Planning Association (APA)
- Member of Society of Wetland Scientists (SWS) and Florida Association of Environmental Professionals (FAEP)
- Certified Florida Master Naturalist (UF)
- Certified Stormwater Management Inspector, FDEP
- Extensive Knowledge of Wetland Ecology, SFWMD infrastructure, STA's, Water Quality and Regulatory Missions
- Mastery of GIS skills, including but not limited to map creation, modeling, interpolation, extrapolation, spatial analysis
- Knowledge of NELAC, FDEP, EPA, UMAM, SFWMD A.H., various F.S. and F.A.C.
- Experience in development review, code compliance, industrial water control, permitting, and analyses, including relevant DEP and EPA requirements and effluent monitoring

Work Experience

Principal Planner (May/2015 – current); Martin County – Growth Management Department
Development Review including Environmental Review and Special Projects. Evaluation of Major and Minor development applications for compliance with Martin County Code; Project Coordination duties involving internal development review team, external customers/applicants, and other governmental agencies; Report and Agenda creation and presentation to various advisory committees and the BOCC. Interdepartmental support as needed as a subject matter expert including comprehensive plan amendment and diverse County goals and processes, including litigation, regulation and environmental science-based issues.

Senior Planner (Feb/2014 – May/2015); Martin County – Growth Management Department
Development Review including Environmental Review and Special Projects. Wetland delineation and assessment. Evaluation of Major and Minor development applications for compliance with Martin County Code; Project Coordination duties involving internal development review team, external customers/applicants, and other governmental agencies; Report and Agenda creation and presentation to various advisory committees and the BOCC.

Environmental Analyst III (Jan/2013 – Feb/2014); **Environmental Analyst II** (Oct/2009 – Jan/2013)
South Florida Water Management District, WPB FL – Environmental Resource Permitting Division
Water use and ERP permit application/modification review; State Wetland delineation; Field wetland assessments including hydrological, biological, and water quality; In-situ soil analysis, hydric soil determinations; Seagrass and benthic resource surveying/mapping; Wetland monitoring program development and review; Wetland monitoring data assessment and reporting with extensive documentation; WRAP, WATER, and UMAM assessments; GIS, Google Earth, Multiple certifications and formalized training obtained:

Science Technician II (Dec/2007 – Oct/2009)
South Florida Water Management District, WPB FL – Water Quality Monitoring Division, Environmental Resources Assessment Dept.
Environmental field sampling, surface water and autosampler sampling and sample processing; Field instrument use, maintenance, and troubleshooting; Extensive QA/QC performance and documentation; Marsh sampling including vegetation identification and survey; Multiple certifications and formalized training obtained:

OPS Technician / Graduate Student - University of Florida – Environmental Sciences (April/2005 – Dec/2007)
University of Florida, IRREC Ft. Pierce – AgroEcology Laboratory
Awarded Master of Science Degree in Environmental Sciences, Soil and Water Science
NELAC Environmental compliance, monitoring, and testing; Test method development; Establishment of standard operating procedures; Lab and lab supply maintenance and tracing; Extensive documentation and record keeping; reporting and procedural compliance with all local, state, and federal regulatory agencies including USDA-ARS, NELAC, FDEP.

Education: Master of Science, Environmental Science, Soil and Water Science, UF
Bachelor of Science, Biology; Microbiology major, Chemistry minor, FAU

Publications

Nontarget Deposition and Losses of Chlorothalonil in Irrigation Runoff Water from a Commercial Foliage Plant Nursery. Journal of Environmental Quality 39:2130-2137.

Irrigation Water and Nitrate-nitrogen Loss Characterization in Southern Florida Nurseries: Cumulative Volumes, Runoff Rates, Nitrate-nitrogen Concentrations and Loadings, and Implications for Management. Hort Technology 20(2):325-330